



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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December 21, 2022

Dan Bhanabhai
FAEC Holdings Wirrulla LLC
450 Fremont Street Suite 285
Las Vegas, Nevada 89101

**RE: 22-0523-SUP1 AND 22-0523-SDR1
CITY COUNCIL MEETING OF DECEMBER 21, 2022**

Dear Applicant:

The City Council at a regular meeting held on *December 21, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 2.75 acres at 450 Fremont Street, Suite #310 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear).

22-0523-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 15,700 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 2,599 SQUARE-FOOT OUTDOOR PATIO

22-0523-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED NIGHT CLUB WITH OUTDOOR PATIO AND COMMERCIAL RECREATION (OUTDOOR) [OUTDOOR SKY DIVING] FACILITY WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

22-0523-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0523-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.



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4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0523-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0523-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations date stamped 09/22/22 and floor plan of rooftop sky diving attraction date stamped 11/01/22, except as amended by conditions herein.
4. Prior to the issuance of building permits for a second permanent open air wind tunnel on the roof of the existing structure, the development will be subject to the approval of an additional Site Development Plan Review.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

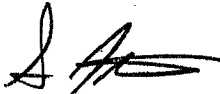
7. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow mechanical equipment to not be screened from the street level and surrounding building views.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:nl

cc:

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Las Vegas, Nevada 89101

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