



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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April 12, 2023

Gary Creagh Jr
Sticky IX LLC
2118 Edgewood Avenue
Las Vegas, Nevada 89102

RE: 23-0083-SUP1
PLANNING COMMISSION MEETING OF APRIL 11, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *April 11, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 7,810 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE INCLUDING A 4,990 SQUARE-FOOT OUTDOOR PATIO AREA at 1429 South Commerce Street (APN 162-03-210-005), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise full use.
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 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.
4. 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.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits

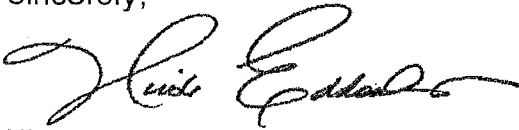
Public Works

9. No further encroachment into the Utah Avenue public right-of-way.
10. Coordinate with the Department of Public Works for upcoming streetscape improvements on Utah Avenue.
11. A 5-foot clear pedestrian path in accordance with Title 19 appendix F.D.2.a.i shall be maintained on the adjacent sidewalks in conjunction with the outdoor dining activities.
12. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 , and Section 2.2 of the City's Vision Zero Action Plan to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. Submit a License Agreement for landscaping and private improvements (outdoor dining) in the Commerce Street and Utah Avenue public rights of way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
14. 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 702-229-6594 or emailed at ece@lasvegasnevada.gov.
15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Utah Avenue" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. The applicant shall submit a letter that documents operations related to the use of public rights-of-way adjacent to this site. The letter shall include the proposed delivery routes, commercial loading zones, and anything to be handled through the alleys. Additionally, the letter shall identify nearby parking opportunities for customers and employees. If traffic concerns arise from the operation of this site, the applicant shall remedy such concerns, to the satisfaction of the City Traffic Engineer within 60 days of written notice from the City.

April 12, 2023

This action by the Planning Commission on April 11, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after April 24, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc: