



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

January 11, 2023

Matthew Christensen
Trails Village Center Company
3146 Red Hill Avenue Suite 200A
Costa Mesa, California 92626

RE: 22-0585-SUP1
PLANNING COMMISSION MEETING OF JANUARY 10, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 2,525 SQUARE-FOOT FOOT PUB, BAR & LOUNGE (ALCOHOL, ON-PREMISE FULL) [RESTAURANT] USE WITH A 1,300 SQUARE-FOOT OUTDOOR PATIO AREA at 1910 Village Center Circle, Suite #1 (APN 138-19-719-006), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman)

This approval is subject to the following conditions:

Planning

1. 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.
2. 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.
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. The Pub, Bar or Lounge shall operate as a restaurant and derive the majority of its income from prepared food sales.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. 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

This action by the Planning Commission on January 10, 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 Planning and Development at 702.229.6301 after January 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Matt Rush
Houston's Hot Chicken
4305 Dean Martin Drive Suite 120
Las Vegas, Nevada 89103

Lora Dreja
Brown, Brown, and Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101