



**LAS VEGAS
CITY COUNCIL**

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May 10, 2023

Dan Bliss
Bliss Development 6 LLC
9811 West Charleston Boulevard Suite 2-505
Las Vegas, Nevada 89117

**RE: 23-0088 [VAR1, VAR2, SUP1, SUP2, SUP3, SUP4, AND SDR1]
PLANNING COMMISSION MEETING OF MAY 9, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 9, 2023* voted on the following Land Use Entitlement project requests on 1.75 acres at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen)

The Planning Commission voted to recommend **APPROVAL** on the following requests:

23-0088-VAR1 - VARIANCE - TO ALLOW 36 PARKING SPACES WHERE 66 ARE REQUIRED

23-0088-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

23-0088-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

23-0088-SUP4 - SPECIAL USE PERMIT - FOR A PROPOSED 3,085 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE

This approval is subject to the following conditions:

23-0088-VAR1 Conditions:

Planning

1. A Variance (23-0088-VAR1) is hereby approved to allow 36 parking spaces where 66 are required.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0088-VAR2), Special Use Permits (23-0088-SUP1 through SUP4) and Site Development Plan Review (23-0088-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.
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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0088-SUP1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (23-0088-VAR1 and VAR2), Special Use Permits (23-0088-SUP2 through SUP4) and Site Development Plan Review (23-0088-SDR1) 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 necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0088-SUP2 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (23-0088-VAR1 and VAR2), Special Use Permits (23-0088-SUP1, SUP3 and SUP4) and Site Development Plan Review (23-0088-SDR1) 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 necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0088-SUP4 Conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Beer/Wine use.
2. Approval of and conformance to the Conditions of Approval for Variances (23-0088-VAR1 and VAR2), Special Use Permits (23-0088-SUP1 through SUP3) and Site Development Plan Review (23-0088-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.
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 Building and Safety Division.
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.

The Planning Commission voted to recommend ***DENIAL*** on the following requests:

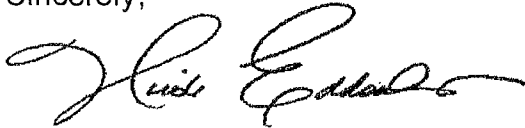
23-0088-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A RESIDENTIAL ADJACENCY MATCHING SETBACK OF FIVE FEET WHERE 14 FEET IS REQUIRED

23-0088-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MINOR USE

23-0088-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 9,967 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY, TWO RESTAURANTS WITH DRIVE THROUGHS AND A MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This item will be considered by the City Council on June 21, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Devon Sansone
VAC Development
6623 South Las Vegas Boulevard Suite F-340

Sheldon Colen
2525 West Horizon Ridge Parkway Suite 230
Henderson, Nevada 89052