



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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May 10, 2023

Sean McClenahan
Belagrasco on Main LLC
4471 Dean Martin Drive Suite 809
Las Vegas, Nevada 89103

**RE: 23-0119 [SUP1 AND SUP2]
PLANNING COMMISSION MEETING OF MAY 9, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 9, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.31 acres on the southeast corner of Imperial Avenue and Main Street (APN 162-03-210-022), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz)

23-0119-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,327 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,154 OUTDOOR PATIO AREA

23-0119-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,480 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 492 OUTDOOR PATIO AREA

This approval is subject to the following conditions:

23-0119-SUP1 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 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. 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.

Public Works

8. Remove the existing driveway on Imperial Avenue and replace with curb, gutter, and sidewalk meeting City Standards concurrent with development of this site. Alternatively, provide proof that all maneuvering of delivery vehicles to into the loading area of this development can be accomplished without backing into or out of Imperial Avenue as required by Title 19.08.110.
9. 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.
10. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Imperial Avenue Commerce Street to 3rd Street CIP project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
11. 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.

23-0119-SUP2 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 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. 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.

This action by the Planning Commission on May 9, 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 May 22, 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:

Rebecca Miltenberger
Brownstein Hyatt Farber Sreck
100 North City Parkway Suite 1600
Las Vegas, Nevada 89106