



**LAS VEGAS
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June 14, 2023

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

**RE: 23-0197 [SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.57 acres at the northeast corner of Imperial Avenue and Commerce Street (APN 162-03-105-015), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz)

23-0197-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 17,983 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 4,768 SQUARE-FOOT OUTDOOR PLAZA AREA AND 549 SQUARE-FOOT OUTDOOR PATIO AREA

23-0197-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 4,768 SQUARE-FOOT PARKING LOT INTO AN OPEN AIR PLAZA

This approval is subject to the following conditions:

23-0197 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 (23-0197-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.

23-0197-SDR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0197-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, landscape plan, and building elevations, date stamped 04/24/23, except as amended by conditions herein.
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. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for building permit, to reflect the changes herein.
 - Depicting four 60 degree angled parking spaces on the southeast perimeter of the site adjacent to the alleyway with a 20-foot minimum depth. Also, the southern space should be hatched out to restrict any vehicles from hanging into the Imperial Avenue sidewalk area.

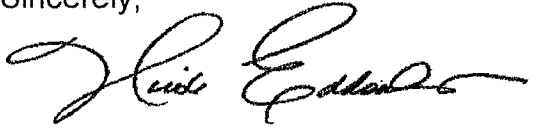
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with Section 2.2 of the City's Vision Zero Action Plan, 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 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Imperial Avenue project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. Queues for entering and exiting the parking area shall not extend into and/or block the public right-of-way. Angled parking spaces adjacent to public alley shall not encroach into the public right-of-way.
13. 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.

This action by the Planning Commission on June 13, 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 June 26, 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". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Nasko Balaktchiev
New Architectural Services Co LLC
1025 South 1st Street Suite 140
Las Vegas, Nevada 89101