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June 15, 2023

Dan Bhanabhai
FAEC Holdings Wirrulla, LLC
450 Fremont Street, Ste. 285
Las Vegas, Nevada 89101

**RE: 23-0189 [SUP1 and SDR1] - ADMINISTRATIVE SPECIAL USE
PERMIT AND SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2023**

Dear Applicant:

The Department of Community Development has administratively **APPROVED** the following Land Use Entitlement project requests on 2.75 acres at 450 Fremont Street, Suite #270 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear).

23-0189-SUP1 - SPECIAL USE PERMIT - MINOR AMENDMENT - TO ALLOW A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (22-0213-SUP1) TO ALLOW A PROPOSED 2,992 SQUARE-FOOT INCREASE TO AN ALCOHOL, ON-PREMISE FULL USE TO A TOTAL OF 18,255 SQUARE FEET

23-0189-SDR1 - SITE DEVELOPMENT PLAN REVIEW - MINOR AMENDMENT - TO ALLOW A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0213-SDR1) TO ALLOW A PROPOSED 263 SQUARE-FOOT INCREASE TO AN NIGHTCLUB USE (OUTDOOR) TO A TOTAL OF 1,330 SQUARE FEET

This approval is subject to the following conditions:

23-0189-SUP1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (22-0213-SUP1) shall be required except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Special Use Permit (22-0213-SUP1). No further action is needed, as this approval is extended, exercised, or expired with 22-0213-SUP1.

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 a building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0189-SDR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (22-0213-SDR1) shall be required, if approved except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0213-SDR1). No further action is needed, as this approval is extended, exercised, or expired with 22-0213-SDR1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/19/23, 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 a building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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This action by the Department of Community Development staff on **June 15, 2023** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

c.c.:

Joseph Borusiewicz
SUBSTANCE NIGHTLIFE LLC
3875 S. Lindell Road
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410 S. Rampart Blvd. Ste. 330
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