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September 13, 2023

Kim Marvin Plencner
Oak Brook Realty & Investments, II, LLC
1000 Royce Boulevard
Oakbrook Terrace, IL 60181

RE: 23-0306-SUP1

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *September 12, 2023* voted to **APPROVE** a request FOR A PROPOSED 1,532 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE INCLUDING A 271 SQUARE-FOOT OUTDOOR PATIO AREA WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 321 Casino Center Boulevard, Suite #120 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use, except as amended herein.
2. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from an existing Church/House of Worship where 400 feet is required.
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 **September 12, 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 September 25, 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:nl

cc:

Kevin M. Plencner
Jury Room Bar, LLC
321 South Casino Center
Las Vegas, Nevada 89101