



**LAS VEGAS  
CITY COUNCIL**

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September 13, 2023

Avi Shclesinger  
3RD STREET LLC  
2129 North Tenaya Way  
Las Vegas, Nevada 89128

**RE: 23-0333-SUP1**

**PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 12, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 1,545 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE AND ANCILLARY OFF-PREMISE BEER/WINE USE WITH A 1,247 SQUARE-FOOT OUTDOOR PATIO AREA at 1226 South 3rd Street, Suite #180 (APN 162-03-105-017), C-1 (Limited 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 and Alcohol, Off-premise Ancillary 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.

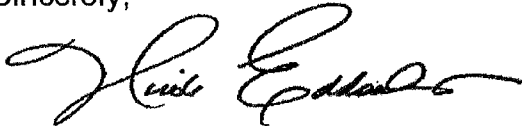
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Fire & Rescue

8. Fire protection system(s) shall be modified based on proposed use, sq. footage or other code requirements. System shall be installed by a licensed State of Nevada fire protection contractor.

This item will be considered by the City Council on October 18, 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:nl

cc:

Kyle Dolder  
LV Brewing  
1226 South 3rd Street, Suite #180  
Las Vegas, Nevada 89104

Mark Mobley  
Trinity Haven Development  
100 S. Maryland Parkway, Ste. 210  
Las Vegas, Nevada 89101