



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL

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LAS VEGAS, NV 89101
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October 18, 2023

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

RE: 23-0333-SUP1
CITY COUNCIL MEETING OF OCTOBER 18, 2023

Dear Applicant:

The City Council at a regular meeting held on *October 18, 2023* voted to **APPROVE** 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.

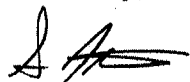
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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.

The Notice of Final Action was filed with the Las Vegas City Clerk on *October 18, 2023*.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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

Mark Mobley
Trinity Haven Development
100 South Maryland Parkway, Suite 210
Las Vegas, Nevada 89101