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November 15, 2023

Tony Tsai  
2018 Tony and Jasmin Pei Wen Tsai Revocable Trust  
1124 Westminster Avenue  
Alhambra, California 91803

**RE: 23-0484 [SUP1 AND SDR1]  
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to recommend **APPROVAL** on the following Land Use Entitlement project requests on 0.32 acres at 1300 South Main Street, Suite #120 (APN 162-03-110-094), Ward 3 (Diaz).

23-0484-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,554 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL AND ALCOHOL, OFF-PREMISE ANCILLARY USE WITH A 750 SQUARE-FOOT OUTDOOR PATIO AREA

23-0484-SDR1 SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED NIGHT CLUB WITH AN OUTDOOR PATIO AREA

This approval is subject to the following conditions:

**23-0484-SUP1 Conditions:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full 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.

**23-0484-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0484-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 09/20/23, 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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
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 a building permit, to reflect the changes herein. A trash enclosure shall be provided in conformance with Title 19.08.040 and Title 9.08.100.
8. 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.

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

**Public Works**

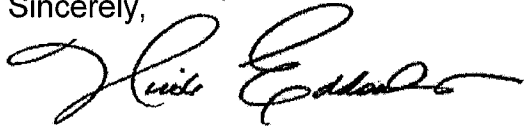
10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project for any work in Main Street or in the alley, with the "Colorado Avenue - Commerce to 3rd project" (MWA518) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. The applicant shall submit a letter to the Traffic Engineering Division that documents operations related to the use of public rights-of-way adjacent to this site. The letter shall include the proposed delivery routes and commercial loading zones and anything to be handled through the alleys. Additionally, in accordance with Section 2.2 of the City's Vision Zero Action Plan, the letter shall document anticipated pedestrian access routes and note any deficiencies. 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.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**Fire & Rescue**

14. Applicant shall install an approved fire sprinkler system in all buildings required by the 2021 IFC Section 903 as amended.
15. 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.

This item will be considered by the City Council on December 20, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Shane Terry  
Cake & Bone LLC  
1301 South 6th Street  
Las Vegas, Nevada 89104