



**LAS VEGAS
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November 15, 2023

Konstantin Othmer
900 South Main LLC
200 South Hoover Ave Unit 2107
Las Vegas, Nevada 89101

RE: 23-0505-SUP1
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 8,084 SQUARE-FOOT FOOD PROCESSING USE on 0.66 acres at 900 South Main Street (APNs 139-33-811-001 and 139-33-811-002), C-2 (General Commercial) Zone, Ward 3 (Diaz).

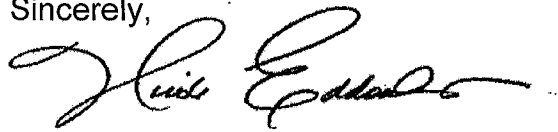
This approval is subject to the following conditions:

Planning

1. The existing Site Development Plan approval (22-0344-SDR1) and Special Use Permit approvals (22-0344-SUP1 and 22-0344-SUP2) for this site shall be expunged upon final approval of this Special Use Permit (23-0505-SUP1).
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Food Processing use.
3. 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.
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, as well as submitted as part of any business license application.
6. 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 November 14, 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 November 27, 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:bp

cc:

James LaFlamme
Feel Good Brands
2230 Corporate Circle Suite 200
Henderson, Nevada 89074

Kevin Ward
Dustland Studio LLC
1017 South 1st Street Suite 185
Las Vegas, Nevada 89101