



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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December 7, 2023

Alpine Building LLC
1000 North Green Valley Parkway, Suite 440-350
Henderson, Nevada 89074

**RE: 23-0529 [EOT1 AND EOT2]
CITY COUNCIL MEETING OF DECEMBER 6, 2023**

Dear Applicant:

The City Council at a regular meeting held on **December 6, 2023** voted to **APPROVE** the following Land Use Entitlement project requests on 0.46 acres at 1311 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

23-0529-EOT1- FOR THE THIRD EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-66544) FOR A PROPOSED DRIVE-THROUGH USE

23-0529-EOT2- FOR THE THIRD EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-66545) FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING REQUIREMENTS

This approval is subject to the following conditions:

23-0529-EOT1 Conditions:

Planning

1. This approval shall expire on December 21, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-66544) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



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23-0529-EOT2 Conditions:

Planning

1. This approval shall expire on December 21, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-66545) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on *December 6, 2023*.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Theresa Abuan
Alpine Building LLC
1000 North Green Valley Parkway, Suite 440-350
Henderson, Nevada 89074