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January 10, 2024

Proview Series 36, LLC
2211 South Las Vegas Boulevard #100
Las Vegas, Nevada 89104

**RE: 23-0598 [VAR1, VAR2, SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF JANUARY 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.93 acres at 1701 South Las Vegas Boulevard (APN 162-03-310-002), C-2 (General Commercial) Zone, Ward 3 (Diaz).

23-0598-VAR1 - VARIANCE - TO ALLOW A 71 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED; A ZERO-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED AND A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

23-0598-VAR2 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 195 ARE REQUIRED AND TO ALLOW ZERO LOADING SPACES WHERE THREE ARE REQUIRED

23-0598-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 48,675 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

23-0598-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0624-SDR1) TO ALLOW A PROPOSED REFURBISHMENT OF AN EXISTING 27,260 SQUARE-FOOT BUILDING WITH TWO ROOF DECKS TOTALING 6,998 SQUARE FEET AND A PROPOSED 1,276 SQUARE-FOOT STAND-ALONE BUILDING WITH A 1,167 SQUARE-FOOT ROOF DECK

This approval is subject to the following conditions:

23-0598-VAR1 CONDITIONS:

Planning

1. A Variance (23-0598-VAR1) is hereby approved to allow a 71 percent lot coverage where 50 percent is the maximum allowed; a zero-foot front yard setback where 10 feet is required and a five-foot side yard setback where 10 feet is required.

2. Approval of and conformance to the Conditions of Approval for Variance (23-0598-VAR2), Special Use Permit (23-0598-SUP1) and Site Development Plan Review (23-0598-SDR1) shall be required, if approved.
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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0598-VAR2 CONDITIONS:

Planning

1. A Variance (23-0598-VAR2) is hereby approved to allow zero parking spaces where 195 are required and to allow zero loading spaces where three are required.
2. Variance (22-0624-VAR1) is hereby expunged.
3. Approval of and conformance to the Conditions of Approval for Variance (23-0598-VAR1), Special Use Permit (23-0598-SUP1) and Site Development Plan Review (23-0598-SDR1) shall be required, if approved.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0598-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Variances (23-0598-VAR1 and VAR2) and Site Development Plan Review (23-0598-SDR1) shall be required, if approved.
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. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0598-SDR1 CONDITIONS:

Planning

1. Conformance to the conditions of approval for Site Development Plan Review (22-0624-SDR1) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Variances (23-0598-VAR1 and VAR2) and Special Use Permit (23-0598-SUP1) shall be required, if approved.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/14/23, except as amended by conditions herein.

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a) All planting materials shall adhere to the recommendations of the Southern Nevada Regional Plant List.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

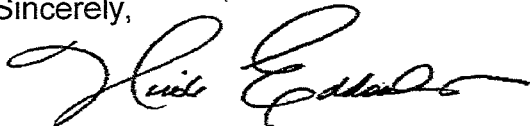
9. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements, sidewalks, and unused driveways and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Coordinate the sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
11. An update to the previously approved Traffic Impact Analysis (TIA76200) must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development.
12. Comply with all applicable conditions of approval for project 22-0624.

Fire & Rescue

13. Applicant shall verify that all portions of the new Tequila Back Bar building's exterior are within 150 feet of fire lane, or provide an acceptable mitigation to Fire Engineering prior to final approval of civil plans.
14. 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 February 21, 2024. 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:bp

cc:

Kamran Fouladbakhsh
3726 South Las Vegas Boulevard 3005W
Las Vegas, Nevada 89104