



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN
OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

February 14, 2024

Rich Shuman
1021 Main Street LLC
1025 South 1st Street, Suite 130
Las Vegas, Nevada 89101

**RE: 23-0625 [SUP1 AND SUP2]
PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to **APPROVE** the following Land Use Entitlement project requests located at 1021 South Main Street, Suite #150 (APN 139-33-801-025), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

23-0625-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,230 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,321 SQUARE-FOOT OUTDOOR PATIO AREA

23-0625-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

This approval is subject to the following conditions:

23-0625-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.

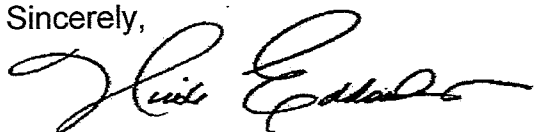
23-0625-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Restricted 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. 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 February 13, 2024 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 February 27, 2024. 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:

Lars S Haven
Inclusive Hospitality LLC
813 East Ogden Avenue #2
Las Vegas, Nevada 89101

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