



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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February 14, 2024

Brooke
The Punk Rock Museum
901 A Street
San Rafael, California 94901

**RE: 23-0631 [SUP1 , SUP2 AND SDR1]
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 on 0.54 acres at 1422 Western Avenue (APN 162-04-602-016), M (Industrial) Zone, Ward 3 (Diaz).

23-0631-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (23-0031-SUP1) FOR A PROPOSED 11,777 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 11,745 SQUARE-FOOT OUTDOOR PLAZA AREA

23-0631-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE

23-0631-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0605-SDR1) FOR A PROPOSED PARKING LOT RECONFIGURATION TO ESTABLISH AN OUTDOOR PLAZA AREA

This approval is subject to the following conditions:

23-0631-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 Special Use Permit (23-0631-SUP2) and Site Development Plan Review (23-0631-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. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0631-SUP2 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/Transient Sales Lot use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0631-SUP1) and Site Development Plan Review (23-0631-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. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0631-SDR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0631-SUP1) and Special Use Permit (23-0631-SUP2) 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 12/20/23, 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Provide a Commissary or Servicing Depot Agreement per Southern Nevada Health District Mobile Food Establishment Regulation 10-702 to verify a waste disposal alternative and justify not needing a sewer service connection on-site. For events involving food trucks, food waste is not allowed to be disposed of on-site.
9. Prior to the issuance of a business license or permanently operating, whichever may occur first, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.


10. Any event held that will require any closure of any pedestrian, bicycle, or vehicular paths in the public right-of-way will require the applicant to submit a Traffic Barricade Plan to the City of Las Vegas Traffic Barricade Inspection Division of Public Works for approval. Operations during such events must comply with the approved Traffic Barricading Plan.

Fire Conditions

11. Applicant shall submit a Fire Protection report for approval to fire engineering. This report shall include but not be limited to: emergency lighting, building and site egress while an event is going on (including building occupant load as plaza load), proposed site layout(s), Fire Department access, etc...
12. Prior to Fire Protection Report submittal Applicant & the Fire Protection Engineer shall meet with Las Vegas Fire & Rescue to discuss specific report inclusions.

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:

Tracy
Tracy Vaughan
1422 Western Avenue
Las Vegas, Nevada 89102