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CITY COUNCIL**

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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



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March 13, 2024

Matthew Huss
High Point Venture LLC
8350 West Sahara Avenue, #210
Las Vegas, Nevada 89117

**RE: 23-0487 [SUP1 AND WVR1]
PLANNING COMMISSION MEETING OF MARCH 12, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 0.89 acres at 6420 Centennial Center Boulevard, Suite #120 (APN 125-28-511-002), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

23-0487-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 240 SQUARE-FOOT OUTDOOR PATIO AREA

23-0487-WVR1 - WAIVER - TO ALLOW THE REMOVAL OF A REQUIRED PARKING LOT LANDSCAPE ISLAND

This approval is subject to the following conditions:

23-0487-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Beer/Wine/Cooler On-Sale Establishment use.
2. Approval of and conformance to the Conditions of Approval for Waiver (23-0487-WVR1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-77191) and Site Development Plan Review (21-0185-SDR1).
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, as well as submitted as part of any business license application.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0487-WVR1 CONDITIONS:

Planning

1. A Waiver is hereby approved to allow the removal of a required parking lot landscape island.
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 March 12, 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 March 26, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Haroutioun Djavairaian
Meraki Greek Grill
2727 Manteno Court
Henderson, Nevada 89052

John Badeer
Meraki Greek Grill
8015 Blue Diamond Road, #100
Las Vegas, Nevada 89178