



**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  
711 | TTY

May 2, 2024

Darren C. Petersen, Manager  
Downtown Sanchez LLC c/o Visicon Properties LLC  
5052 South Jones Boulevard Suite 110  
Las Vegas, Nevada 89118

**RE: 23-0645 [SUP1 AND SUP2]**  
**CITY COUNCIL MEETING OF MAY 1, 2024**

Dear Applicant:

The City Council at a regular meeting held on *May 1, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 0.16 acres at 623 South 4th Street (APN 139-34-311-138), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

**23-0645-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 1,235 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 4,980 SQUARE-FOOT OUTDOOR PATIO AREA

**23-0645-SUP2** - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE

This approval is subject to the following conditions:

**23-0645-SUP1 Amended 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.
8. There shall be no outside amplified sound from 11:00 p.m. to 9:00 a.m. Friday and Saturday, and from 9:00 p.m. to 9:00 a.m. on Sunday through Thursday.
9. An administrative Required Review shall be conducted at both 60 days and six (6) months from the date of business licenses issuance to address possible concerns regarding outside amplified sounds.
10. If agreed to by the adjacent property owner of APN: 139-34-311-139, the Applicant shall install no parking signs within the adjacent property owner's parking lot.

**Public Works**

8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Masterplan Plan Standards (Title 19 Appendix F) concurrent with development of this site, except as amended by conditions herein. 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.
9. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
10. Submit a License Agreement for outdoor dining in the 4th Street public right of way, if any, prior to this issuance of permits for these improvements. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

23-0645-SUP2 Conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/ Transient Sales Lot use, except as amended herein.
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.
6. There shall be no outside amplified sound from 11:00 p.m. to 9:00 a.m. Friday and Saturday, and from 9:00 p.m. to 9:00 a.m. on Sunday through Thursday.
7. An administrative Required Review shall be conducted at both 60 days and six (6) months from the date of business licenses issuance to address possible concerns regarding outside amplified sounds.
8. If agreed to by the adjacent property owner of APN: 139-34-311-139, the Applicant shall install no parking signs within the adjacent property owner's parking lot.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 2, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

cc:

**23-0645 [SUP1 AND SUP2] – Page Four**  
**May 2, 2024**

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