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May 15, 2024

Kamran Foulabakhsh
Las Vegas Enclave, LLC
3726 South Las Vegas Boulevard #3005W
Las Vegas, Nevada 89158

RE: 24-0092-SUP1
PLANNING COMMISSION MEETING OF MAY 14, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 3,838 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,235 SQUARE-FOOT OUTDOOR PATIO AREA at 2211 South Las Vegas Boulevard (APN 162-03-401-005), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a 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.

This action by the Planning Commission on May 14, 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 May 28, 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:

Richard Femenella
Mae Daly Boulevard LLC
4844 Viento Circle
Las Vegas, Nevada 89147

Lora Dreja
Brown, Brown and Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101