



**LAS VEGAS  
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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

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



July 17, 2024

Chris Jacobs  
Z3PO, LLC  
2805 Washington Blvd.  
Ogden, UT 84401

**RE: 24-0327 [SUP1 and-SDR1] – ADMINISTRATIVE SITE  
DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE – JULY 2024**

Dear Applicant:

Your request for a Site Development Plan Review for possible action on the following Land Use Entitlement project requests on 1.47 acres at 831 West Bonanza Road (APN 139-28-801-020), T5-M (T5 Maker) Zone, Ward 5 (Crear) has been considered administratively by the Department of Community Development staff.

**24-0327-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A 928 SQUARE-FOOT ADDITION AND 2,431 SQUARE-FOOT OUTDOOR PATIO AREA ADDITION TO AN EXISTING 13,170 BREWERY BUILDING

**24-0327-SUP1** - SPECIAL USE PERMIT - FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-55212) FOR THE PROPOSED 3,359 SQUARE-FOOT EXPANSION OF AN EXISTING 13,170 SQUARE FOOT ALCOHOL, ON-PREMISE BEER/WINE AND ALCOHOL PRODUCTION, CRAFT USE.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**24-0327-SDR1 Conditions:**

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-55212) shall be required.
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 and building elevations, date stamped 07/01/24, 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. 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).

**Fire & Rescue**

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**24-0327-SUP1 Conditions:**

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-55212) shall be required.
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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Community Development staff on **July 17, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Chris Jacobs  
Beer Zombies Brewing Company  
831 W. Bonanza Road  
Las Vegas, Nevada 89106

Dionicio Gordillo  
DG Consultants  
204 Belle Isle Ct.  
Henderson, NV 89012