



**LAS VEGAS
CITY COUNCIL**

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August 14, 2024

Lorena Godfrey
TIB, LLC
4790 South Fort Apache, Suite E
Las Vegas, NV 89147

**RE: 24-0279 [EOT1, EOT2, EOT3, AND EOT4]
PLANNING COMMISSION MEETING OF AUGUST 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 1.88 acres at 7610 Oso Blanca Road (APN 125-17-210-452), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Brune).

24-0279-EOT1 - SECOND EXTENSION OF TIME - VARIANCE (VAR-78669) - TO ALLOW 55 PARKING SPACES WHERE 74 ARE REQUIRED

24-0279-EOT2 - SECOND EXTENSION OF TIME - MAJOR AMENDMENT OF SPECIAL USE PERMIT (SUP-78665) - OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-65961) FOR A PROPOSED 6,769 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) [ALCOHOL, ON-PREMISE FULL] USE

24-0279-EOT3 - SECOND EXTENSION OF TIME - MAJOR AMENDMENT OF SPECIAL USE PERMIT (SUP-78666) - OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-65962) FOR A PROPOSED 6,769 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE WITH A WAIVER TO ALLOW SUCH USE WITHIN 330 FEET OF A SINGLE FAMILY DETACHED DWELLING

24-0279-EOT4 - SECOND EXTENSION OF TIME - MAJOR AMENDMENT OF SITE DEVELOPMENT PLAN REVIEW (SDR-78667) - OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-72415) FOR A PROPOSED 5,551 SQUARE-FOOT, TWO-STORY TAVERN WITH 444 SQUARE FEET OF OUTDOOR DINING AREA; A 774 SQUARE-FOOT ROOFTOP DINING AREA; AND A 38-FOOT TALL GRAIN SILO

This approval is subject to the following conditions:

24-0279-EOT1 CONDITIONS:

Planning

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-78669) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0279-EOT1 CONDITIONS:

Planning

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-78669) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0279-EOT3 CONDITIONS:

Planning

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-78666) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0279-EOT4 CONDITIONS:

Planning

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-78667) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. 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 August 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 August 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Andrea Carroll
Carroll Design Collaborative
1980 Festival Plaza Drive, Suite 450
Las Vegas, NV 89135