

**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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**CITY HALL**

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



August 14, 2024

Beverly Clendenin  
Aristotle Holding Limited Partnership  
12801 US HWY 95 South  
Boulder City , NV 89005`

**RE: 24-0300-SUP1**  
**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 request FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1531 South Las Vegas Boulevard (APN 162-03-210-090), 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 an Open Air Vending/Transient Sales Lot 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Public Works**

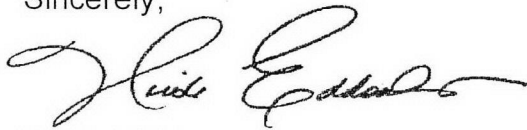
6. Prior to the issuance of a business license, provide a Commissary or Servicing Depot Agreement per Southern Nevada Health District Mobile Food Establishment Regulation 10-702 to verify waste disposal alternative and justify not needing a sewer service connection on-site.

**Fire & Rescue**

7. Applicant shall not block or allow the fire lane to be blocked with parking or cones.

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:

Alan Chang  
1531 Las Vegas Boulevard South  
Las Vegas, NV 89104

Martin Vasquez  
1531 Las Vegas Boulevard South  
Las Vegas, NV 89104