

**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



August 14, 2024

Kevin M Seltzer
HUKL FVBP Owner, LLC
9770 West Flamingo Road, Suite 250
Las Vegas, NV 89147

RE: 24-0335-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 4,022 SQUARE FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,465 SQUARE-FOOT OUTDOOR PATIO AREA at 740 South Rampart Boulevard, Suites #8-11 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

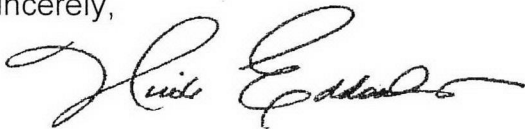
Planning

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 Department of Building and Safety.
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.

24-0335-SUP1 - Page Two
August 14, 2024

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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Ryan N. Saxe, Esq
Saltzman Mungan Dushoff, PLLC
1835 Village Center Circle
Las Vegas, NV 89134