



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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June 20, 2024

David Thompson
CIM 116 North 3rd LV, LLC
4700 Wilshire Boulevard
Los Angeles, California 90010

RE: 24-0175-SUP1
PLANNING COMMISSION MEETING OF JUNE 18, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 8,526 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 353 SQUARE-FOOT OUTDOOR PATIO AREA at 116 North 3rd Street (APN 139-34-510-021), C-2 (General Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. All exterior building improvement, including signage, shall be subject to Fremont Street Experience, LLC's review and approval subject to Title 11.68.120.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
3. 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.
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, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.


7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. 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.
10. Submit a License Agreement for landscaping and private improvements in the 3rd Street public right(s)-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460)

This item will be considered by the City Council on **July 17, 2024**. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

In Chun Lee
350 East Desert Inn Road, Unit B202
Las Vegas, Nevada 89109