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June 20, 2024

Kyle Sutherland  
Paradise Las Vegas, LLC  
299 Park Avenue, 42nd Floor  
New York City, New York 10171

**RE: 24-0231 [VAR1, SUP1, AND SDR1]  
PLANNING COMMISSION MEETING OF JUNE 18, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 007, 008 and 009), C-2 (General Commercial) and M (Industrial) Zones, Ward 3 (Diaz).

**24-0231-VAR1** - VARIANCE - TO ALLOW 985 PARKING SPACES WHERE 4,981 PARKING SPACES ARE REQUIRED

**24-0231-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 11,599 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

**24-0231-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-70652) FOR THE PROPOSED CONVERSION OF A 11,599 SQUARE-FOOT PORTION OF AN EXISTING 26,667 SQUARE-FOOT WAREHOUSE BUILDING INTO A COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE WITH FAÇADE IMPROVEMENTS FOR AN EXISTING COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) FACILITY

This approval is subject to the amended following conditions:

**24-0231-VAR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0231-SUP1) and Site Development Plan Review (24-0231-SDR1) shall be required, if approved.
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.

**24-0231-SUP1 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0231-VAR1) and Site Development Plan Review (24-0231-SDR1) shall be required, if approved.
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 Department of Building and Safety.
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.

**24-0231-SDR1 AMENDED CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0231-SUP1) and Site Development Plan Review (24-0231-SDR1) shall be required, if approved.

2. Conformance to the approved conditions for Variance (22-0374-VAR1), Site Development Plan Review (SDR-70652), Site Development Plan Review (SDR-73309), Site Development Plan Review (SDR-75854), Site Development Plan Review (SDR-77738), Site Development Plan Review (SDR- 78709), Site Development Plan Review (20-0304-SDR1), Site Development Plan Review (21-0073-SDR1), Site Development Plan Review (22-0374-SDR1) and Site Development Plan Review (23-0425-SDR1), except as amended herein.
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 development shall be in conformance with the site plan date stamped 05/22/24 and building elevations date stamped 05/28/24, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
8. The sound stage at the north end of the property shall be rotated so that the stage faces east on or before October 31, 2024.

**Public Works**

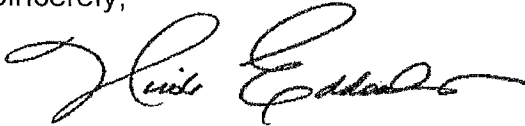
8. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development. The Traffic Impact Analysis update by Site Development Plan Review (24-0219-SDR1) may be used to satisfy this condition.

**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.
10. Applicant shall submit a Tenant Improvement Fire Protection Report. The report shall be approved PRIOR to issuance of the building permit.

This action by the Planning Commission on June 18, 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 July 1, 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:bp

cc:

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