



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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October 9, 2024

EAE Property
8440 West Lake Mead Parkway
Las Vegas, Nevada 89128

**RE: 24-0406 [SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF OCTOBER 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 9, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 0.48 acres at 1522 and 1524 South Main Street (APN 162-03-210-013), C-2 (General Commercial) Zone, Ward 3 (Diaz).

24-0406-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 900 SQUARE-FOOT OUTDOOR PATIO AREA

24-0406-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED OUTDOOR PATIO AREA ADDITION AND A PARKING LOT RECONFIGURATION

This approval is subject to the following conditions:

24-0406-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 Site Development Plan Review (24-0406-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 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.

24-0406-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0406-SUP1) 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 development shall be in conformance with the site plan, date stamped 09/03/24, except as amended by conditions herein.
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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. 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.

This action by the Planning Commission on October 8, 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 October 21, 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:

Dille Flores
561 Shewsbury Avenue
Las Vegas, Nevada 89178