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November 7, 2024

DEVARIM 18 LLC and UNITED CAPITAL INVESTMENTS LLC  
1300 West Olympic Boulevard #500  
Los Angeles, California 90015

**RE: 24-0228 [SUP1 AND SUP2]  
CITY COUNCIL MEETING OF NOVEMBER 6, 2024**

Dear Applicant:

The City Council at a regular meeting held on *November 6, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 20.81 acres at 921 West Owens Avenue, Suite #110 (139-28-517-001), T4-C (T4 Corridor) Zone, Ward 5 (Crear).

**24-0228-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 5,524 SQUARE-FOOT NIGHTCLUB USE WITH A WAIVER TO ALLOW A 70-FOOT DISTANCE SEPARATION FROM A PARCEL CONTAINING A SINGLE-FAMILY DWELLING WHERE 500 FEET IS THE MINIMUM REQUIRED

**24-0228-SUP2** - SPECIAL USE PERMIT - FOR A PROPOSED 5,524 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A 145-FOOT DISTANCE SEPARATION FROM A CITY PARK AND A 365-FOOT SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED

This approval is subject to the following conditions:

**24-0228-SUP1 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.09 for a Nightclub use, except as waived below.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0228-SUP2) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review [Z-0093-93(2)].
4. 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.

5. A Waiver from Title 19.12 is hereby approved, to allow the proposed Nightclub use to be located 70 feet from a parcel containing a single-family dwelling to the west, 80 feet from a parcel containing a single-family dwelling to the east and 340 feet from a parcel containing a single-family dwelling to the northeast where the minimum separation distance is 500 feet.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**24-0228-SUP2 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.09 for an Alcohol, On-Premise Full use, except as waived below.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0228-SUP1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review [Z-0093-93(2)].
4. 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.
5. A Waiver from Title 19.12 is hereby approved, to allow a 145-foot distance separation from a city park and a 365-foot distance separation from a Church/House of Worship where 400 feet is the minimum required.
6. 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.
7. 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.
8. Approval of this Special Use Permit does not constitute approval of a liquor license.
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 7, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

Ray Koroghli  
3055 Via Sarafina Drive  
Henderson, Nevada 89128

Edgar Montalvo  
2209 Tosca Street 8-101  
Las Vegas, Nevada 89128