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CITY COUNCIL**

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November 7, 2024

Theresa Abuan
Alpine Building LLC
1000 North Green Valley Parkway, Suite 440-350
Henderson, Nevada 89074

RE: 24-0284-SUP1
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 request FOR A PROPOSED 5,833 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE WITH A WAIVER TO ALLOW A 2,110 SQUARE-FOOT OUTDOOR CONSUMPTION AREA generally located on the east side of Main Street, approximately 170 feet south of Colorado Avenue (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Cannabis Consumption Lounge use, except as modified in conditions herein.
2. Special Use Permit (SUP-66544) and Site Development Plan Review (SDR-66545) shall be expunged.
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. A Waiver from Title 19.12 is hereby approved, to allow a 2,110 square-foot outdoor consumption lounge area.
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, as well as submitted as part of any business license application.

7. The proposed outdoor odor mitigation misters shall conform to LVMC 14.11.160.
8. A Required Review at the Administrative level shall be conducted six-months from the date of business license issuance. A Required Review pursuant to LVMC 19.16.250 at public hearing before the City Council shall be conducted one year from the date of business license issuance. The Required Reviews shall focus on traffic, patron safety, security and outdoor consumption activity associated with the approved consumption lounge. It is the applicant's responsibility to submit and pay the associated fees for the Required Reviews. Failure to pay these fees or a denial of the Required Reviews may result in revocation of the Special Use Permit.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

10. A 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved 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 of this site.
11. Queues for the overall center shall not extend into the public right-of-way as a result of the operations on this site.

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

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

24-0284-SUP1 - Page Three
November 7, 2024

cc:

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Main Street Tenant LLC
1311 - 1319 South Main Street, Las Vegas, Nevada 89104

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