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November 13, 2024

Robledo Jose/ Alejandra LIV TR
178 Rising Mesa Court, Henderson, Nevada 89112

RE: 24-0456 [VAR1 AND SUP1]
PLANNING COMMISSION MEETING OF NOVEMBER 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on November 12, 2024 voted to ***APPROVE*** the following Land Use Entitlement project requests on 0.16 acres at 2201 South Maryland Parkway (APN 162-02-410-073), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

24-0456-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE FOUR ADDITIONAL PARKING SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT

24-0456-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,245 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 169 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS TO ALLOW A 104-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 325-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED

This approval is subject to the following Amended conditions:

24-0456-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow zero additional parking spaces where four additional parking spaces are required for a parking impaired development.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0456-SUP1) 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.

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

24-0456-SUP1 AMENDED CONDITIONS

Planning

1. Hours of operation shall be limited to 10:00 p.m. nightly.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use, except as amended by conditions herein.

3. Approval of and conformance to the Conditions of Approval for Variance (24-0456-VAR1) shall be required, if approved.

4. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
5. 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.

6. A Waiver from Title 19.12 is hereby approved, to allow a 104-foot distance separation from a Church/House of Worship where 400 feet is required.

7. A Waiver from Title 19.12 is hereby approved, to allow a 325-foot distance separation from a School where 400 feet is required.

8. 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.

9. 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.

10. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

11. Approval of this Special Use Permit does not constitute approval of a liquor license.

12. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

This action by the Planning Commission on November 12, 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 November 25, 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:

Oscar Chavira
6480 Arrow Cottage
Las Vegas, Nevada 89130