



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

January 15, 2025

Leticia Mitchell  
LS Ventures LLC  
4307 Spooner Lake Circle  
Las Vegas, Nevada 89147

**RE: 24-0606 [EOT1 AND EOT2]  
PLANNING COMMISSION MEETING OF JANUARY 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 14, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 0.11 acres located on the south side of Main Street, approximately 115 feet south of Gass Avenue (APN 139-34-310-081), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

**24-0606-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0530-SUP1) - FOR AN APPROVED 3,544 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,435 SQUARE-FOOT OUTDOOR PATIO**

**24-0606-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0530-SDR1) - FOR AN APPROVED ONE-STORY 1,701 SQUARE-FOOT COMMERCIAL DEVELOPMENT**

This approval is subject to the following conditions:

**24-0606-EOT1 CONDITIONS:**

**Planning**

1. This approval shall expire on November 15, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0530-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

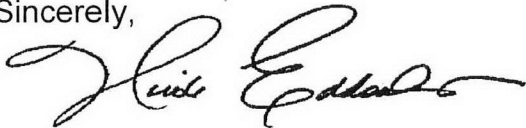
**24-0606-EOT2 CONDITIONS:**

**Planning**

1. This approval shall expire on November 15, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0530-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. 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 **January 14, 2025** 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 January 27, 2025. 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