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cityoflasvegas
lasvegasnevada.gov

March 12, 2025

7th Street Properties LLC
1013 Whitney Ranch Drive, Suite 110
Henderson, Nevada 89014

**RE: 24-0672-SUP1
PLANNING COMMISSION MEETING OF MARCH 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **March 11, 2025** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 12,700 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 7,650 SQUARE-FOOT OUTDOOR PATIO at 115 North 7th Street (APN 139-34-601-005), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

This approval is subject to the following **amended** conditions:

Planning

- A. The nightclub shall close at 8:00 a.m. with the exception of Clark County School District scheduled school days, the nightclub shall close at 4:00 a.m.
 - B. On weekday, non-holidays the outdoor patio shall close at 11:00 p.m.
 - C. On weekends and holidays the outdoor patio shall close at 1:00 a.m.
 - D. A Required Review shall be performed six (6) months from date of issuance of a business license and at one (1) year from date of issuance of a business license. The applicant shall be responsible for the submittal of the Required Review application and associated fees.
1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
 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 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.

4. 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.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. 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 **March 11, 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 **March 24, 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

cc:

Sidrazz Investments LLC
115 North 7th Street
Las Vegas, Nevada 89101

Taylor Consulting Group, Inc.
8414 West Farm Road, #180-211
Las Vegas, Nevada 89131