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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 9, 2025

Fred Mossler
712 Holdings LLC
840 South Rancho Drive #4-631
Las Vegas, Nevada 89106

**RE: 25-0003 [EOT1 AND EOT2]
PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 0.17 acres at 710 and 712 South 1st Street (APN 139-34-301-016), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

ABEYANCE - 25-0003-EOT1 - FOURTH EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-67886) - FOR AN APPROVED 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A 3,936 SQUARE-FOOT OUTDOOR PATIO AREA

ABEYANCE - 25-0003-EOT2 - FOURTH EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-67888) - FOR THE APPROVED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A 3,936 SQUARE-FOOT OUTDOOR PATIO AREA

This approval is subject to the following conditions:

25-0003-EOT1 CONDITIONS:

Planning

1. This approval shall expire on January 10, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-67886) 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.

25-0003 EOT2 CONDITIONS:

Planning

1. This approval shall expire on January 10, 2027 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 (SDR-67888) 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 **April 8, 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 **April 21, 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:

Evan Boyd
2809 Brown Circle
Las Vegas, Nevada 89107