



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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CITY HALL

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cityoflasvegas
lasvegasnevada.gov

April 9, 2025

James Grindstaff
Boca Park Marketplace Syndications Group, LLC
9030 West Sahara Avenue, Suite 422
Las Vegas, Nevada 89117

**RE: 25-0010-SUP1
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 request FOR A PROPOSED 3,182 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,596 SQUARE-FOOT OUTDOOR PATIO AREA at 8704 West Charleston Boulevard, Suite #101 (APN 138-32-818-010), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

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.

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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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

L. Las Vegas LLC
8704 West Charleston Boulevard
Las Vegas, Nevada 89117

Amir Mor
10709 Sapphire Vista Avenue
Las Vegas, Nevada 89144