



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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May 14, 2025

Sarhad Sabha
1201 Stewart LLC
1201 Stewart Avenue
Las Vegas, Nevada 89101

**RE: 25-0105-SUP1
PLANNING COMMISSION MEETING OF MAY 13, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 13, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1201 Stewart Avenue, Suites #1-4 (APN 139-35-211-073), T4-MS (T4 Main Street) Zone, Ward 3 (Diaz).

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.

Public Works

8. An encroachment of private improvements into the public right-of-way for this site has not been approved by the City Engineer. Any encroachment into the public right-of-way must be approved by the City Engineer prior to the issuance of a business license or building permit, whichever may occur first. Any private non-permanent encroaching structures not approved by the City Engineer will need to be removed within 90 days of this approval or time allotted by the City Engineer. If approved, submit a License Agreement for private improvements (removable overhang and fencing) in the Maryland Parkway public rights-of-way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460).

This action by the Planning Commission on **May 13, 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 **May 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

cc:

Vegas Brothers LLC
7838 Observation Peak
Las Vegas, Nevada 89166

Marven Younus
7838 Observation Peak
Las Vegas, Nevada 89166