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cityoflasvegas
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June 11, 2025

D & W INC
8350 West Sahara Road, #210
Las Vegas, Nevada 89117

**RE: 25-0177 [SUP1 AND SUP2]
PLANNING COMMISSION MEETING OF JUNE 10, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 10, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 11.77 acres at 240 North Jones Boulevard, Suites E and F (APN 138-25-417-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

25-0177-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

25-0177-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-59535) FOR A PROPOSED 664 SQUARE-FOOT EXPANSION TO AN EXISTING 1,328 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE (ALCOHOL, OFF-PREMISE FULL)

This approval is subject to the following conditions:

25-0177-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Restricted use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0177-SUP2) shall be required, if approved.
3. 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.
4. 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.

5. 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.
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.

25-0177-SUP2 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0177-SUP1) shall be required, if approved.
3. Conformance to the approved conditions for Special Use Permit (SUP-59535) shall be required, except as amended by conditions herein.
4. 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.
5. 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.
6. 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.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on July 16, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

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:

Lora Dreja
Brown, Brown and Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101