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



cityoflasvegas
lasvegasnevada.gov

July 9, 2025

Frederick Mossler
712 Holdings LLC
840 South Rancho 4-631
Las Vegas, Nevada 89106

**RE: 25-0054 [SUP1, SUP2, AND SDR1]
PLANNING COMMISSION MEETING OF JULY 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 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).

25-0054-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,893 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE WITH A 1,130 SQUARE-FOOT ROOFTOP PATIO AREA AND 496 SQUARE-FOOT OUTDOOR PATIO

25-0054-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO APPROVED SPECIAL USE PERMIT (SUP-67886) FOR THE PROPOSED REDUCTION TO AN APPROVED 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH 3,936 SQUARE-FOOT OUTDOOR PATIO INTO A 2,910 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

25-0054-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-67888) FOR THE PROPOSED CONVERSION OF AN APPROVED 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH 3,936 OUTDOOR PATIO INTO A 5,803 SQUARE-FOOT COMMERCIAL BUILDING WITH 1,130 SQUARE-FOOT ROOFTOP PATIO AND 496 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

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

25-0054 SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol On-Premise Full use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0054-SDR1) 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. Approval of this Special Use Permit does not constitute approval of a liquor license.
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.

25-0054-SUP2 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0054-SDR1) shall be required, if approved.
3. Conformance to the Conditions of Approval for Special Use Permit (SUP-67886) shall be required, except as amended 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. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0054-SDR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0054-SUP1) and Special Use Permit (25-0054-SUP2) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-67888) shall be required, except as amended herein.
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 development shall be in conformance with the site plan and building elevations date 06/17/25, except as amended by conditions herein.
5. A Waiver from Appendix F Interim Downtown Las Vegas - Area 1 Architectural Design Standards is hereby approved, to allow no articulated or corniced roof line, to allow areas of more than 10 feet of blank and expressionless walls at the street level and to allow architectural details to no be carried on all sides of the building.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

10. Waste management, including trash receptacles, collection areas and enclosures, shall be located on private property and not conflict with pedestrian and vehicular circulation on the adjacent 1st Street right-of-way. All trash receptacles and/or enclosures shall be prohibited from being located on the 1st Street frontage unless screened from view in accordance with Title 19.08.040(E).
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works


12. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
14. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission on **July 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 **July 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
840 South Rancho 4-631
Las Vegas, Nevada 89106

Paul Niekelski
Trinity Haven Development
100 South Maryland Parkway, Suite 210
Las Vegas, Nevada 89101