



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
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CITY HALL

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LAS VEGAS, NV 89101

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cityoflasvegas
lasvegasnevada.gov

July 9, 2025

Lance Johns
Atomic Cocktail LLC
Las Vegas, Nevada 89101

**RE: 25-0236 [SUP1, SUP2, SUP3, 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 recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.70 acres at 600 South Tonopah Drive (APN 139-32-705-002), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen).

25-0236-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,164 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,113 SQUARE-FOOT OUTDOOR PATIO AREA [TENANT A]

25-0236-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,935 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 353 SQUARE-FOOT OUTDOOR PATIO AREA [TENANT B]

25-0236-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED 2,175 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 253 SQUARE-FOOT OUTDOOR PATIO AREA [TENANT C]

25-0236-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-20812) FOR THE PROPOSED CONVERSION OF AN EXISTING 7,993 SQUARE-FOOT PARKING GARAGE TO COMMERCIAL SPACE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

25-0236-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. 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.

3. 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.
- 4.. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0236-SUP2 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Alcohol, On-Premise Full use.
2. 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.
3. 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.
- 4.. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0236-SUP3 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Alcohol, On-Premise Full use.
2. 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.
3. 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.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0236-SDR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (25-0236-SUP1, SUP2, and SUP3) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-20812) 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, landscape plan, and building elevations, date stamped 05/16/25, except as amended by conditions herein.
5. A Waiver from Title 19.09 is hereby approved to allow four-foot-tall solidmetal fences where two feet is the maximum height of solid fences or walls allowed.
6. A Waiver from Title 19.09 is hereby approved to allow zero loading stalls where one is required.
7. A Waiver from Title 19.09 is hereby approved to allow the Terrance frontage along Pinto Lane to have a distance between stairs of 66 feet where 50 feet is the maximum allowed.
8. A Waiver from Title 19.09 is hereby approved to allow the Terrance frontage along Pinto Lane to have a clear depth of 5 feet where 8 feet is the minimum allowed.
9. A Waiver from Title 19.09 is hereby approved to allow the "Porch: Projecting" frontage type allowed in the T5-N (T5 Neighborhood) zoning district where such is not allowed.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

12. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
13. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for building permit, to reflect the changes herein:
 - Bicycle parking shall be provided in accordance with Title 19.09.
14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A minimum 24-inch box tree shall be added at the northern end of the new parking stalls in the existing planter. This tree shall be a species consistent with 19.09.040.C District-specific Standards for Street Trees or the city's Regional Tree and Plant List Resolution (R-42-2022).
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. 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.

Fire & Rescue

18. 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 item will be considered by the City Council on August 20, 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". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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