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



cityoflasvegas  
lasvegasnevada.gov

April 21, 2025

Nevada Dev. Associates III, LP  
468 N. Camden Drive, Suite 300  
Beverly Hills, California 90210

**RE: 25-0167-SUP1 – ADMINISTRATIVE SPECIAL USE PERMIT  
ADMINISTRATIVE CYCLE – APRIL 2024**

Dear Applicant,

The Department of Community Development – Planning Division has administratively **APPROVED** FOR A MINOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (SUP-40748) FOR THE PROPOSED RELOCATION OF A LIQUOR ESTABLISHMENT (TAVERN) [ALCOHOL, ON-PREMISE FULL] USE AND REDUCTION OF SQUARE-FOOTAGE TO 1,682 SQUARE FEET WITH 1,185 SQUARE-FOOT OUTDOOR PATIO AREAS at 430 South Rampart Boulevard, Suite #190 (APN 138-32-615-002), C-2 (General Commercial) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

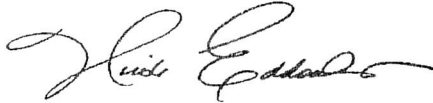
**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-40748) shall be required.
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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**April 21, 2025**

This action by the Department of Planning staff on **April 21, 2025** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

La Casa Cigars & Lounge  
Michael Prieto  
430 South Rampart Boulevard, Suite 190  
Las Vegas, Nevada 89145