



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

October 1, 2025

Michael R. Rechter
616 Carson LLC
241 East Prospect Road
Fort Lauderdale, Florida 33334

**RE: 25-0360-SUP1 – ADMINISTRATIVE SPECIAL USE PERMIT
ADMINISTRATIVE CYCLE – OCTOBER 2025**

Dear Applicant,

Your Land Use Entitlement project request FOR A MINOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (23-0180-SUP1) FOR A PROPOSED 300 SQUARE-FOOT EXPANSION OF AN EXISTING 1,357 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 616 East Carson Avenue, Suite #140 (APN 139-34-611-024), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz), was considered by Department of Community Development staff. The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (23-0180-SUP1) shall be required, except as amended by conditions herein.
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.

25-0360-SUP1 - Page Two
October 1, 2025

This action by the Department of Community Development staff on **October 1, 2025** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Gavin Cato
The Parlour Coffee and Cooking
616 East Carson Avenue, Suite #140
Las Vegas, Nevada 89106

Cheryl Quitarano
522 Park Way West
Las Vegas, Nevada 89106