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October 22, 2024

CORRECTED LETTER

Afshin Rahim
E A E Property LLC
8440 West Lake Mead Boulevard, #11
Las Vegas, Nevada 89128

RE:24-0422-SUP1 - ADMINISTRATIVE SPECIAL USE PERMIT

ADMINISTRATIVE CYCLE – OCTOBER 2024

Dear Applicant,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project FOR A MINOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-75277) FOR A PROPOSED 1,697 SQUARE-FOOT EXPANSION OF AN EXISTING 7,504 ALCOHOL, ON-PREMISE FULL USE WITH 600 SQUARE FEET OF OUTDOOR SEATING AND ANCILLARY BREWERY at 1510 South Main Street (APN 162-03-210-014), C-2 (General Commercial) Zone, Ward 3 (Diaz).

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 (SUP-75277) shall be required, except as amended 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.

Public Works

6. 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.

This action by the Department of Community Development staff on **October 14, 2024** 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

Randy Rohde
Able Baker Brewing Company LLC
1510 South Main Street Suite 120
Las Vegas, Nevada 89104