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

702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

February 11, 2026

Mike Poura  
Sunrise Investment Holdings LLC  
8440 West Lake Mead #101  
Las Vegas, Nevada 89128

**RE: 25-0599-SUP1  
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 10, 2026* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE WITH AN OUTDOOR PATIO AREA at 1401 South Commerce Street (APN 162-03-210-001), C-M (Commercial / Industrial) Zone, Ward 3 (Diaz).

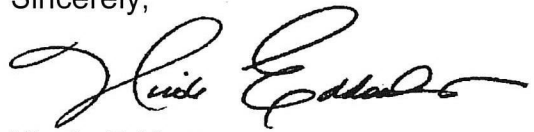
This approval is subject to the following conditions:

**Planning**

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

This action by the Planning Commission on **February 10, 2026** 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 **February 23, 2026**. 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:

Leticia Mitchell  
Tu Casa Tres, LLC  
4307 Spooner Lake Circle  
Las Vegas, Nevada 89147