



**LAS VEGAS
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March 11, 2026

Jordan Denison
FBGM Investments LLC
10161 West Park Run Drive, Suite 150
Las Vegas, Nevada 89145

**RE: 25-0554-SUP1
PLANNING COMMISSION MEETING OF MARCH 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE WITH WAIVERS OF DISTANCE SEPARATION REQUIREMENTS FROM A CHURCH/HOUSE OF WORSHIP AND SCHOOL AND APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR PARKING [AREA 2] at 401 South 6th Street (APNs 139-34-710-007 and 139-34-710-008), C-1 (Limited Commercial) 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. A Waiver of Title 19.12 is hereby approved to allow a 222-foot distance separation from a Church/House of Worship where 400 feet is required.
4. A Waiver of Title 19.12 is hereby approved to allow a 249-foot distance separation from a School where 400 feet is required.
5. A Waiver of Title 19.12 is hereby approved to allow 16 parking spaces where 65 are required and to allow two handicap parking spaces where three are required.
6. 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.

7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on April 15, 2026. 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 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:bp