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cityoflasvegas
lasvegasnevada.gov

November 19, 2025

Frank Gatski
Five Hills, LP c/o Gatski Commercial
4755 Dean Martin Drive
Las Vegas, Nevada 89103

**RE: 25-0348-SUP1
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 1,166 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE AND ANCILLARY OFF-PREMISE BEER/WINE] USE at 9300 Sun City Boulevard, Suite #103 (APN 138-18-614-007), P-C (Planned Community) Zone [C (Commercial) Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

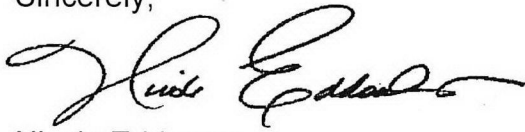
This approval is subject to the following conditions:

Planning

1. 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.
2. 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.
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. 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 **November 18, 2025** 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 **December 1, 2025**. 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:jr

cc:

Kirk Hartle
HFW, LLC
4728 Jack Canyon Court
Las Vegas, Nevada 89129