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cityoflasvegas
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August 22, 2019

Mr. Jared Bonnell
201 Charleston, LLC
201 East Charleston Boulevard
Las Vegas, Nevada 89104

**RE: SUP-76605 [PRJ-76560] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 21, 2019**

Dear Mr. Bonnell:

The City Council at a regular meeting held on August 21, 2019 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED 1,639 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 600 SQUARE FEET OF OUTDOOR SEATING AREA at 201 East Charleston Boulevard, Suite #100 (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76560].

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-65423) and Site Development Plan Review (SDR-69515).
3. 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.
4. 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 Department of Building and Safety.
5. 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.

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6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. Any improvements located within the existing Public Sewer Easement shall be removed at the owner's expense should the City of Las Vegas require future access for any reason.
10. Site development to comply with all applicable conditions of approval for SDR-65423 and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2019.

Sincerely,



Peter Lowenstein, AICP
Deputy Director
Department of Planning

PL:clb

cc: Mr. Michael Ashley Hoff
Jess The Mess, LLC
5908 Poplar Tree Street
Las Vegas, Nevada 89148