



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: LS VENTURES, LLC

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**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0606-EOT1	Staff recommends APPROVAL, subject to conditions:	
24-0606-EOT2	Staff recommends APPROVAL, subject to conditions:	24-0606-EOT1

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

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**\*\* CONDITIONS \*\***

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**24-0606-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on November 15, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0530-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**24-0606-EOT2 CONDITIONS**

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**Planning**

1. This approval shall expire on November 15, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0530-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for Extensions of Time for an approved Special Use Permit (22-0530-SUP1) for a proposed 3,544 square-foot Alcohol, On-Premise Full use with a 3,435 square-foot outdoor patio and an approved Site Development Plan Review (22-0530-SDR1) for a proposed one-story 1,701 square-foot commercial development located on the south side of Main Street, approximately 115 feet south of Gass Avenue.

**ISSUES**

- These are the first Extension of Time requests for the approved entitlements.
- Building permits (#C23-00893) and (#C23-00894) were issued for construction of this development; however, the permits expired as of 09/23/24 and 10/07/24.

**ANALYSIS**

On November 15, 2022 the Planning Commission approved a Site Development Plan Review (22-0530-SDR1) for a proposed one-story 1,701 square-foot commercial development and Special Use Permit (22-0530-SUP1) for a proposed 3,544 square-foot Alcohol, On-Premise Full use with a 3,435 square-foot outdoor patio at the subject site. The subject site is zoned C-M (Commercial/Industrial) with a MXU (Mixed Use) Land Use Designation. It is located in the Downtown Las Vegas Overlay (DTLV-O) for Area 1 and the Civic & Business District. It is developed with an existing restaurant, with adjacent commercial development to the north, south, and west.

Building permits issued for the construction of the proposed development in March and April 2024 have expired and no new permit has been issued. Per the submitted justification letter, the applicant explains economic and financial hardships and requests additional time to exercise the approved land use entitlements.

**FINDINGS (24-0606-EOT1 and EOT2)**

The previously approved development continues to be appropriate with surrounding commercial development. Therefore, staff recommends approval of the requested Extension of Time of the approved Special Use Permit (22-0530-SUP1) and Site Development Plan Review (22-0530-SDR1) for a two-year period. If denied, the land use entitlements will be deemed expired as of November 15, 2024.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
08/11/20	The Planning Commission approved a Special Use Permit (20-0020-SUP1) to allow a 1,854 square-foot Tavern Limited Use at 807 South Main Street. The Planning Commission and staff recommended approval.
11/15/22	The Planning Commission approved a Site Development Plan Review (22-0530-SDR1) for a proposed one-story 1,701 square-foot commercial development on 0.11 acres located on the south side of Main Street, approximately 115 feet south of Gass Avenue.
	The Planning Commission approved a Special Use Permit (22-0530-SUP1) for a proposed 3,544 square-foot Alcohol, On-Premise Full use with a 3,435 square-foot outdoor patio on 0.11 acres located on the south side of Main Street, approximately 115 feet south of Gass Avenue.
10/02/23	A Parcel Map (100266-PMP) was recorded for a one-lot parcel map on 0.25 acres at 807 South Main Street (APNs 139-34-310-008 and 009).
10/16/23	A Code Enforcement Case (#CE23-07243) was processed for graffiti at 808 South 1 <sup>st</sup> Street. The case was resolved on 10/17/23.

<b><i>Most Recent Change of Ownership</i></b>	
08/09/21	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
08/26/20	A business license (G68-04300) was issued for a Mexican restaurant at 807 South Main Street. The license is active and set to renew on 02/01/25.
08/26/20	A liquor license (L69-00049) was issued for full alcohol on-premise at 807 South Main Street. The license is active and set to renew on 04/01/25.
09/29/23	A building master package (PRC23-00032) was issued for improvements to an existing restaurant at 807 South Main Street.
02/21/24	A building permit (#C24-00541) was processed for tenant improvements for a bar conversion at 807 South Main Street. A permit has not been issued.
03/27/24	A building permit (#C23-00893) was issued for on-site improvements, a 1,701 square-foot building and a trash enclosure at 807 South Main Street. The permit expired 09/23/24.
04/10/24	A building permit (#C23-00894) was issued for tenant improvements including a new freezer/cooler, patio cover, and patio bar at 807 South Main Street. The permit expired 10/07/24.
04/10/24	A building permit (#C23-00895) was issued for a wall & fence at 807 South Main Street. The permit expired 10/07/24.

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<b><i>Pre-Application Meeting</i></b>
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A pre-application meeting was not required, nor was one held.
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<b><i>Neighborhood Meeting</i></b>
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A neighborhood meeting was not required, nor was one held.
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<b><i>Field Check</i></b>
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12/03/24	Staff conducted a routine field check and observed an existing restaurant.
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<b><i>Details of Application Request</i></b>
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<b><i>Site Area</i></b>
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Net Acres	0.11
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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Restaurant	MXU (Mixed Use)	C-M (Commercial/Industrial)
	Alcohol, On-Premise Full		
North	Restaurant	MXU (Mixed Use)	C-M (Commercial/Industrial)
South	Office, Other Than Listed	MXU (Mixed Use)	C-M (Commercial/Industrial)
East	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
West	Vacant	C (Commercial)	C-M (Commercial/Industrial)

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<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Civic & Business District	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A