

CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	<p style="text-align: center;">Community Development Case Planning Division 495 South Main Street, 3rd Floor Las Vegas, Nevada 89101 (702) 229-6301 Phone (702) 464-7499 Fax</p>

CASE: 25-0010-SUP1

SUBJECT: APPLICANT: L. LAS VEGAS, LLC - OWNER: BOCA PARK
MARKETPLACE LV, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **APRIL 8, 2025** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Brianna Pascual** at **(702)464-7499** or e-mail to bpascual@lasvegasnevada.gov and **Jessica Roybal** to jroybal@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-2569.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, APRIL 7, 2025.**

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Signature	Date

Amir Mor

Please Print Name

Cafe Landwer

Company Name

Sincerely,

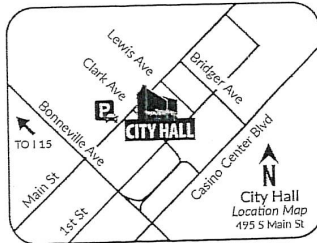
Nicole Eddowes
Community Development Coordinator
Case Planning Division

Submitted after final agenda

RECEIVED 04/07/25
04/08/25 PC
ITEM 17

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

25-0010-SUP1

Planning Commission Meeting of 04/08/2025

25-0010-SUP1

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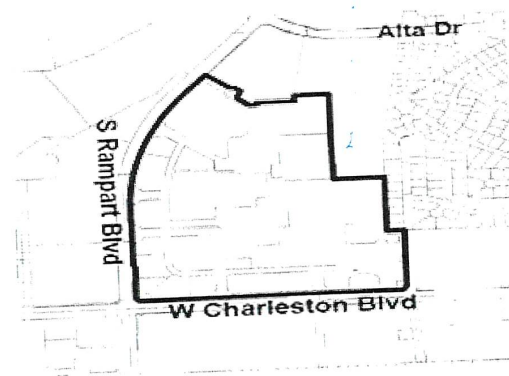


Application Information

ABEYANCE - RENOTIFICATION - 25-0010-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: L. LAS VEGAS, LLC - OWNER: BOCA PARK MARKETPLACE LV, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,182 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,596 SQUARE-FOOT OUTDOOR PATIO AREA at 8704 West Charleston Boulevard, Suite #101 (APN 138-32-818-010), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

There are already 2 large alcohol stores in Boca Park besides the one inside Target. We think that is sufficient. What would be useful is a Walmart store where Von's was. They also sell alcohol in the stores. Please deny this request.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: 04/08/2025
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

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25-0010-SUP1

Planning Commission Meeting of **04/08/2025**

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City of Las Vegas

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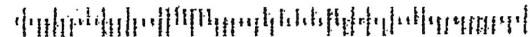
G Y RESIDENTIAL INVESTMENTS LLC

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LAS VEGAS NV 89118

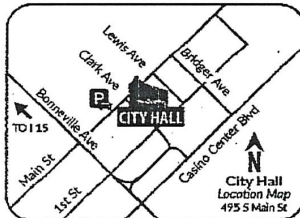
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25-0010-SUP1

Planning Commission Meeting of 04/08/2025

25-0010-SUP1

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LALL B & H FAMILY TRUST

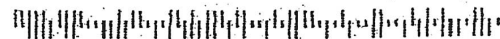
LALL BHARAT K & HEMA B TRS

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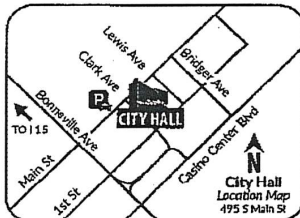
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Planning Commission Meeting of 04/08/2025

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B & H LALL FAMILY TRUST

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