



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: 712 HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

Table with 3 columns: CASE NUMBER, RECOMMENDATION, and REQUIRED FOR APPROVAL. It contains two rows of staff recommendations for cases 25-0003-EOT1 and 25-0003-EOT2, both recommending DENIAL.

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0003-EOT1 CONDITIONS

Planning

- 1. This approval shall expire on January 10, 2027 unless another Extension of Time is approved by the City of Las Vegas.
- 2. Conformance to the Conditions of Approval for Special Use Permit (SUP-67886) 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.

25-0003-EOT2 CONDITIONS

Planning

- 1. This approval shall expire on January 10, 2027 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 (SDR-67888) 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.

Staff Report Page One
April 8, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting Extensions of Time for approved entitlements related to the proposed conversion of a single-family dwelling and commercial building into a tavern with full on-premise alcohol sales on 0.17 acres at 710 and 712 South 1st Street.

ISSUES

- These are the fourth Extension of Time requests for the approved entitlements. Since the previous Extension, the applicant has acquired the property from the previous owner and demolished the residential dwelling.
- No applications for building permits or business licenses that would exercise the approved entitlements have been submitted for review. A new owner acquired the property in September 2024 and intends to exercise the entitlements as approved.
- The two legal lots that previously made up the site were reverted to acreage in September 2019.
- Minor Amendments (21-0048-SUP1 and 21-0048-SDR1) of the previously approved Special Use Permit (SUP-67886) and Site Development Plan Review (SDR-67888) were administratively approved in March 2021 to allow a reduction in size of the building and outdoor seating area. These amendment approvals are concurrent with the parent cases.

ANALYSIS

The site is zoned C-M (Commercial/Industrial) with a C (Commercial) General Plan designation. The property is located within the Redevelopment Area. The site is adjacent to commercial and industrial uses on the north, south and east, and an NV Energy substation to the west. At the time the Special Use Permit and Site Development Plan Review were approved, the subject site contained both a commercial and residential building. The residential building has since been removed.

Staff Report Page Two
April 8, 2025 - Planning Commission Meeting

The requested extensions are for the following Planning Commission approvals on January 10, 2017:

- SUP-67786 - for a proposed 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area. Staff had recommended approval.
- SDR-67888 - for the proposed conversion of a single-family residential dwelling and commercial building to a 3,173 square-foot tavern with a 3,936 square-foot outdoor seating area. Staff had recommended approval.

Running concurrently with these approvals are two minor amendments approved in 2021 reducing the size of the building and use from 3,173 square feet to 2,580 square feet with 3,900 square feet of outdoor seating area.

No building permits have been issued for redevelopment of the property, and no applications for permit have yet been submitted for review. The property was purchased by a new owner in September 2024. According to the applicant, the COVID-19 pandemic paused plans for the tavern and prompted a scaled-back design to minimize construction costs, but the new owner intends to redevelop the site as approved. No timeline for submittal of the plans was provided by the applicant.

During a recent field check, staff noted that the residential building had been removed and a crew was cleaning up debris from the site. The existing building has been repainted, although graffiti was noted on the south side at the time of inspection.

FINDINGS (25-0003-EOT1 and EOT2)

The area remains commercial and industrial in character and the proposed use is appropriate for this site. However, as eight years have elapsed since the original approvals and these are the fourth requests, the applicant will need to show cause to justify the extensions. Plans for development of the property have not yet been submitted for review. Staff therefore recommends denial of the requests. If denied, the Special Use Permit (SUP-67886), Site Development Plan Review (SDR-67888) and all minor amendments will be deemed expired as of January 10, 2025.

Staff Report Page Three
 April 8, 2025 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/30/16	The Planning Department approved a request for a Conditional Use Verification (CUV-67984) for an Auto Repair Garage, Major use at 710 South 1st Street.
01/10/17	The Planning Commission approved a request for a Special Use Permit (SUP-67886) for a 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area at 710 and 712 South 1st Street. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-67888) for the proposed conversion of a single family dwelling and commercial building into a 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area at 710 and 712 South 1st Street. Staff recommended approval.
02/26/19	The Planning Commission approved a request for a first Extension of Time (EOT-75562) of an approved Special Use Permit (SUP-67886) for a 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area at 710 and 712 South 1st Street. Staff recommended approval.
	The Planning Commission approved a request for a first Extension of Time (EOT-75561) of an approved Site Development Plan Review (SDR-67888) for the proposed conversion of a single family dwelling and commercial building into a 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area at 710 and 712 South 1st Street. Staff recommended approval.
09/27/19	A Reversionary Final Map (FMP-75725) to revert two lots to acreage on 0.16 acres at 710 and 712 South 1st Street was recorded.
02/09/21	The Planning Commission approved a request for the second Extension of Time (20-0361-EOT1) of an approved Special Use Permit (SUP-67886) for a 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area at 710 and 712 South 1st Street. Staff recommended approval.
	The Planning Commission approved a request for the second Extension of Time (20-0361-EOT2) of an approved Site Development Plan Review (SDR-67888) for the proposed conversion of a single family dwelling and commercial building into a 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area at 710 and 712 South 1st Street. Staff recommended approval.

Staff Report Page Four
 April 8, 2025 - Planning Commission Meeting

Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
03/15/21	Staff administratively approved a Minor Amendment (21-0048-SUP1) of a previously approved Special Use Permit (SUP-67886) for a square-footage reduction of the Liquor Establishment (Tavern) use from 3,173 square feet with 3,936 square feet of outdoor seating to 2,580 square feet with 3,900 of outdoor seating.
	Staff administratively approved a Minor Amendment (21-0048-SDR1) of a previously approved Site Development Plan Review (SDR-67888) for a square-footage reduction of the development from 3,173 square feet with 3,936 square feet of outdoor seating to 2,580 square feet with 3,900 of outdoor seating.
03/14/23	The Planning Commission approved a request for the third Extension of Time (23-0014-EOT1) of an approved Special Use Permit (SUP-67886) for a 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area at 710 and 712 South 1st Street. Staff recommended approval.
	The Planning Commission approved a request for the third Extension of Time (23-0014-EOT2) of an approved Site Development Plan Review (SDR-67888) for the proposed conversion of a single family dwelling and commercial building into a 3,173 square-foot Liquor Establishment (Tavern) use with a 3,936 square-foot outdoor seating area at 710 and 712 South 1st Street. Staff recommended approval.
03/11/25	<p>The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests on 0.17 acres at 710 and 712 South 1st Street (APN 139-34-301-016), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).</p> <p>25-0003-EOT1 - FOURTH EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-67886) - FOR AN APPROVED 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A 3,936 SQUARE-FOOT OUTDOOR PATIO AREA</p> <p>25-0003-EOT2 - FOURTH EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-67888) - FOR THE APPROVED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A 3,936 SQUARE-FOOT OUTDOOR PATIO AREA</p>

Most Recent Change of Ownership	
09/18/24	A deed was recorded for a change in ownership.

Staff Report Page Five
April 8, 2025 - Planning Commission Meeting

Related Building Permits/Business Licenses	
03/23/65	A building permit (#29671) was issued for a fireproof building at 712 South 1st Street. A final inspection was approved 09/28/65.
04/17/69	A building permit (#47008) was issued for an auto repair garage building at 710 South 1st Street. A final inspection was approved 06/17/69.
06/05/17	A business license (G65-03995) was issued for major automobile and motorcycle repair at 710 South 1st Street. The license was marked out of business on 09/30/18.
10/07/24	A building permit (C24-03069) was issued for demolition of an existing building with slabs and footings at 712 South 1st Street. A final inspection was completed 11/22/24.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
02/03/25	The building exterior has been repainted; however, graffiti was visible on the south and east elevations. The doors of the building were open and a crew was noted clearing the site of debris.

Details of Application Request	
Site Area	
Net Acres	0.17

Staff Report Page Six
 April 8, 2025 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Motor Vehicle Parts Sales, Installation and Repair [Motor Vehicle Repair, Minor] - not operational	C (Commercial)	C-M (Commercial/Industrial)
North	Contractor's Plant, Shop & Storage Yard	C (Commercial)	C-M (Commercial/Industrial)
South	Manufacturing - not operational	MXU (Mixed Use)	C-M (Commercial/Industrial)
East	Undeveloped [Vacant]	C (Commercial)	C-M (Commercial/Industrial)
West	Electric Utility Substation	PF (Public Facility)	C-V (Civic)

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