



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**CITY COUNCIL MEETING DATE: DECEMBER 20, 2023**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: SHANE TERRY - OWNER: TONY CHIN HSEIN  
TSAI AND JASMIN PEI WEN TSAI**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>23-0484-SUP1</b>	Staff recommends DENIAL, if approved subject to conditions:	
<b>23-0484-SDR1</b>	Staff recommends DENIAL, if approved subject to conditions:	23-0484-SUP1

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      23

**NOTICES MAILED**                      290

**PROTESTS**                      0

**APPROVALS**                      0

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

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### **23-0484-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use and Alcohol, Off-Premise Ancillary use.
2. 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.
3. 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.
4. 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.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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### **23-0484-SDR1 CONDITIONS**

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**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0484-SUP1) shall be required, if approved.
2. 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.

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3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/20/23, except as amended by conditions herein.
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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
7. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein. A trash enclosure shall be provided in conformance with Title 19.08.040 and Title 9.08.100.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project for any work in Main Street or in the alley, with the "Colorado Avenue - Commerce to 3rd project" (MWA518) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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12. The applicant shall submit a letter to the Traffic Engineering Division that documents operations related to the use of public rights-of-way adjacent to this site. The letter shall include the proposed delivery routes and commercial loading zones and anything to be handled through the alleys. Additionally, in accordance with Section 2.2 of the City's Vision Zero Action Plan, the letter shall document anticipated pedestrian access routes and note any deficiencies. If traffic concerns arise from the operation of this site, the applicant shall remedy such concerns, to the satisfaction of the City Traffic Engineer within 60 days of written notice from the City.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**Fire & Rescue**

14. Applicant shall install an approved fire sprinkler system in all buildings required by the 2021 IFC Section 903 as amended.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

**PROJECT DESCRIPTION**

The applicant is requesting to operate a speakeasy Nightclub within a secondhand clothing store at 1300 South Main, Suite #120. The proposed establishment is made up of approximately 3,554 square feet of interior floor area with a 750 square-foot outdoor patio area. The applicant is also requesting ancillary Alcohol, Off-Premise sales as an accessory use.

**ISSUES**

- An Alcohol, On-Premise Full use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit. Staff does not support this request.
- The Alcohol, Off-Premise Ancillary use is permitted in the C-M (Commercial/Industrial) zoning district as an accessory use with the approval of a Special Use Permit for Alcohol, On-Premise.
- The Nightclub use is a Conditional Land Use in the C-M (Commercial/Industrial) zoning district. The proposed land use complies with all Conditional Use Regulations, and no Special Use Permit is required. However, pursuant to Conditional Use Regulation #1, "any outdoor activity areas must first be approved by means of a Site Development Plan Review". Therefore, the applicant is requesting a Site Development Plan Review which staff does not support.

**ANALYSIS**

The applicant has proposed to develop a Nightclub venue with an Alcohol, On-Premise Full use and Alcohol, Off-Premise Ancillary use within an existing commercial building at 1300 South Main, Suite #120. The proposed establishment is located on the ground floor of the commercial building between two adjacent tenant spaces on the same parcel. The tenant space area is made up of approximately 3,554 square feet of interior floor area with a 750 square-foot outdoor patio area.

The subject site is zoned C-M (Commercial/Industrial). The Nightclub use is a Conditional Land Use in the C-M (Commercial/Industrial) zoning district. The proposed land use complies with all Conditional Use Regulations. However, pursuant to Conditional Use Regulation #1, "any outdoor activity areas must first be approved by means of a Site Development Plan Review". An Alcohol, On-Premise Full use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

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The Nightclub use is defined as, “[a] n entertainment establishment, whether indoor, outdoor, or both, with an occupancy load of 100 or more people that: (1.) Provides any combination of live music, recorded music, or other entertainment for the primary purpose of encouraging social interaction amongst the patrons of the establishment; (2.) Contains one or more delineated dance floor areas; and (3.) May or may not provide food service. If the establishment provides food service, the food service must be both limited and incidental to the operation of the establishment. The Nightclub use also includes the use ‘Dayclub,’ which possesses the same characteristics as a Nightclub, but operates primarily during daytime hours. This use does not include a General Entertainment Establishment, Sexually Oriented Business or an establishment that qualifies as a Teen Dance Center. The use shall also not be deemed to include an establishment merely because it includes entertainment if the entertainment is primarily intended to be viewed by an audience. The use shall also not be deemed to include an establishment that provides entertainment if that entertainment is incidental to the primary activity of the establishment and consists merely of ambient or background music intended to create or enhance a mood or atmosphere, or karaoke singing and interaction, or a combination thereof.”

The Minimum Conditional Use Regulations for this use include:

1. A Nightclub use that is located within the Downtown Entertainment Overlay District as defined by LVMC Title 19.10.120, within the boundaries of the Pedestrian Mall as defined by LVMC 11.68, or within the boundaries of the 18b Las Vegas Arts District, as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), and as amended from time to time, is exempt from the application of Regulations 2 through 5. Except as otherwise limited by the final sentence of this Regulation 1 and Regulations 6 and 7, such a use shall be deemed to be a use permitted by right. Any outdoor activity areas must first be approved by means of a Site Development Plan Review pursuant to LVMC 19.16.100.

*The proposed Nightclub use complies with this condition, as the subject site is located within the boundaries of the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5. The applicant has requested a Site Development Plan Review (23-0484-SDR1), to allow the proposed 750 square-foot outdoor patio area associated with this Nightclub use.*

2. In the C-1 District, the Nightclub activity use shall be limited to a maximum of 5,000 gross square feet in area.

*This condition is not applicable, as the proposed Nightclub use is located within the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5.*

3. All Nightclub activities, including customer queueing and waiting areas (but excluding valet services and the checking of patron's identification), must be

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conducted within a completely enclosed building. In the C-M and M Zoning Districts, outdoor activity areas must first be approved by means of a Site Development Plan Review pursuant to LVMC 19.16.100.

*This condition is not applicable, as the proposed Nightclub use is located within the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5.*

4. Except as otherwise provided in Regulation 5, no Nightclub may be located within 500 feet of any parcel that contains a single-family dwelling.

*This condition is not applicable, as the proposed Nightclub use is located within the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5.*

5. The distance separation requirement set forth in Regulation 4 does not apply to: (a.) An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; (b.) A hotel having 200 or more guest rooms; (c.) A Nightclub that meets all of the following criteria: (i.) Is located on a parcel that is adjacent to Las Vegas Boulevard between Charleston Boulevard and Fremont Street; (ii.) Is located on a parcel with a minimum net site area of 0.25 acres; and (iii.) Is located within a building that has a minimum of 5000 square feet of gross floor area dedicated to the Nightclub use.

*This condition is not applicable, as the proposed Nightclub use is located within the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5.*

6. Nightclubs shall conform to all applicable requirements of LVMC Title 6.

*The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.*

7. Unless otherwise exempted by that Chapter, Nightclubs shall conform to all noise requirements and limitations of LVMC Chapter 9.16.

*The proposed use will be subject to regular inspections to assure adherence to conformance to all requirements and limitations outlined in LVMC Chapter 9.16.*

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The Alcohol, On-Premise Full use is defined as, “[a]n establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.”

The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses: (a.) Church/house of worship; (b.) School; (c.) Individual care center licensed for more than 12 children; or (d.) City park.

*The proposed use is exempt from this requirement as it is within the 18b Arts District, pursuant to requirement two below.*

2. The distance separation requirement set forth in Requirement 1 does not apply to the following: (a.) An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or (b.) Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

*The proposed use is exempt from the distance separation requirement in accordance with Requirement #2(b) as it is within the 18b Arts District.*

The Alcohol, Off-Premise Ancillary Use is defined as, “[a]n establishment selling alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Beer/Wine or Alcohol, On-Premise Full establishment.” The requirements to allow this accessory use include:

1. The ancillary sale of alcohol for off-premise consumption must be approved as part of a Special Use Permit for the primary use.

*The proposed use is being requested as a part of a Special Use Permit for Alcohol, On-Premise Full.*



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2. The ancillary sale of alcohol for off-premise consumption must comply with the Minimum Special Use Permit Requirements that would be applicable to the corresponding off-premise use as if the use to which this use is ancillary were an off-premise use. Thus, the ancillary sale of alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Beer/Wine use must comply with the Minimum Special Use Permit Requirements for the Alcohol, Off-Premise Beer/Wine use, and the ancillary sale of alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Full establishment must comply with the Minimum Special Use Permit Requirements for the Alcohol, Off-Premise Full use.

*The proposed use is being requested as a part of a Special Use Permit for Alcohol, On-Premise Full and is required to comply with the Minimum Special Use Permit Requirements for the Alcohol, Off-Premise Full use.*

3. If operated in conjunction with an Alcohol, On-Premise Beer/Wine establishment, the ancillary sale of alcoholic beverages for off-premise consumption is limited to beer, wine and coolers.

*The proposed use is not being requested with an Alcohol, On-Premise Beer/Wine use and is therefore not limited to beer, wine, and coolers.*

4. The primary use may not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

*The subject property is not on or adjacent to the Pedestrian Mall as defined in LVMC Chapter 11.68.*

The applicant has indicated in the Justification Letter that the proposed establishment will consist of two distinct concepts: 1) during daytime hours a retail store and cafe under the name "Cake & Bone" that will offer men's and women's clothing along with home goods for sale, and 2) during night-time hours a nightclub under the name "Ritual". While this dual concept is ideal for the proposed location in the 18b Las Vegas Arts District as supported by the Vision 2045 Downtown Las Vegas Master Plan, which has lively daytime foot traffic as well as a vibrant nightlife scene, staff finds that the lack of parking, on-site waste disposal, and utility facilities may negatively affect the public right-of-way and adjacent properties.

By not providing an on-site location for water backflow systems or dumpsters, the proposed development will likely need to encroach into the public right-of-way to comply with the requirements of the Las Vegas Valley Water District for water backflow devices and Republic Services for dumpsters. The off-site location for the dumpster depicted on the Site Plan is not an acceptable alternative because the other property can cease allowing the co-locate setup and it would result in the public right-of-way being the only, or most convenient, usable space.

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The project is located within the Downtown Las Vegas Overlay - Area 1, which does not require the automatic application of standard parking requirements. However, by not providing any of the 94 required parking stalls, this proposed development is likely to result in a significant increase in off-site parking, affecting the neighboring properties and neighborhood.

**FINDINGS (23-0484-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The subject site, as well as the surrounding properties, have a General Plan designation of LI/R (Light Industry/Research). The existing surrounding land uses consist of general retail establishments, a Nightclub and Tavern-Limited Establishment, and an automotive repair use. The proposed Nightclub with Alcohol, On-Premise Full can be conducted in a manner that is harmonious and compatible with surrounding land uses, if the space for parking and utilities were provided. As that is not the case, the proposed land use would burden the surrounding area and land uses.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site can not physically accommodate the proposed land use intensity. The proposed Site Plan depicts the site as overbuilt, as evidenced by the lack of on-site parking, backflow prevention, and dumpster. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Las Vegas - Area 1; however, by not providing any of the 94 required parking stalls, this proposed development is likely to result in a significant increase in off-site parking, negatively affecting the neighboring properties and neighborhood.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The site is accessed by Main Street, a northbound one-way 80-foot wide Primary Arterial as designated in the Master Plan of Streets and Highways, and has rear access from a 20-foot alley. Main Street is sufficient in size to accommodate the needs of the proposed use. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Las Vegas - Area 1; however, the applicant anticipates utilizing nearby public parking-lots and on-street parking meters to satisfy the development's parking demand.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of the Special Use Permit will not compromise the public health, safety, and general welfare of the public, as the use will be subject to regular inspections and licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed use will meet all of the applicable Conditional Use Regulations per Title 19.12 through the approval of the accompanying Site Development Plan Review, as it is required that any outdoor activity areas must first be approved by means of a Site Development Plan Review.

## **FINDINGS (23-0484-SDR1)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

While a Nightclub with Alcohol, On-Premise Full can be conducted in a manner that is harmonious and compatible with adjacent development and development in the area, the site can not physically accommodate the proposed land use intensity. The proposed Site Plan depicts the site as overbuilt, as evidenced by the lack of on-site parking, backflow prevention devices, and dumpster. As a result, the proposed development may negatively affect adjacent development and development in the area by affecting the availability of on-street parking on adjacent roadways, and potentially encroaching into public right-of-ways with a trash collection dumpster or with backflow prevention devices.

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- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

This project is consistent with the General Plan and the uses allowed by the Interim Downtown Las Vegas Development Standards for the 18b Las Vegas Arts District.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed Site Plan depicts the site as having no parking. By not providing any of the 94 required parking stalls, this proposed development is likely to result in a significant increase in off-site parking, affecting the availability of on-street parking on adjacent roadways.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials are largely existing, as this project will only be affecting a tenant space within an existing commercial building. The proposed materials are appropriate for this area of the city.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevation depicts an orderly and aesthetically pleasing design, which will be harmonious with development in the area and will meet the architectural standards in the Interim Downtown Las Vegas Development Standards for the 18b Las Vegas Arts District.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i></b>	
06/20/07	The City Council approved a General Plan Amendment (GPA-20227) from C (Commercial) and LI/R (Light Industrial/Research) to MXU (Mixed-Use) for 73.5 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue and east of the Union Pacific Railroad Right-of-Way, including the subject parcel.
	The City Council approved a Rezoning (ZON-21165) from C-M (Commercial/Industrial) and M (Industrial) to C-2 (General Commercial) in a Resolution of Intent (two-year time limit) for a proposed Mixed-Use development on 71.65 acres at the southwest corner of Charleston Boulevard and Main Street, including the subject parcel.
	The City Council approved a Special Use Permit (SUP-21168) for a proposed Private Sports Arena at the southwest corner of Charleston Boulevard and Main Street, including the subject parcel. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-21169) for a proposed Mixed-Use Development at the southwest corner of Charleston Boulevard and Main Street, including the subject parcel.
	The City Council approved a Special Use Permit (SUP-21171) for a proposed high-rise mixed-use development in the Airport Overlay District at the southwest corner of Charleston Boulevard and Main Street, including the subject parcel.
	The City Council approved a Special Use Permit (SUP-21172) for a proposed Gaming Establishment, Non-Restricted Use at the southwest corner of Charleston Boulevard and Main Street, including the subject parcel.
	The City Council approved a Site Development Plan Review (SDR-21175) for a proposed Mixed-Use development including 1,500 residential units, 1,600 time-share development units, 6,000 hotel units, a private sports arena, 1,235,000 square feet of commercial space and 300,000 square feet of non-restricted gaming space, with waivers of Downtown architectural design standards and the Downtown build-to line, at the southwest corner of Charlestown Boulevard and Main Street, including the subject parcel.
07/12/22	The Planning Commission voted to table a General Plan Amendment (21-0765-GPA1) changes which would have reclassified the Arts District, including the subject parcel, to a Form-Based Code general plan designation.
	The Planning Commission voted to table a Rezoning (21-0765-ZON1) changes which would have rezoned the Arts District, including the subject parcel, to a combination of several transect-based zoning districts.

<b><i>Most Recent Change of Ownership</i></b>	
04/03/18	A deed was recorded for a change in ownership.

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**Related Building Permits/Business Licenses**

01/04/12	A building permit (#C-201957) was issued for a tenant improvement for a furniture store [Master Craft Fine Furniture] at 1300 South Main Street. This permit was finalized 08/23/12.
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<b>Land Use per Title 19.12</b>		<b>General Plan</b>	<b>Zoning District</b>
Subject Property	General Retail	C (Commercial)	C-M (Commercial/Industrial)
North	Auto Repair, Major	C (Commercial)	C-M (Commercial/Industrial)
South	General Retail	C (Commercial)	C-M (Commercial/Industrial)
East	Auto Repair, Minor and General Retail	LI/R (Light Industry/ Research)	C-M (Commercial/Industrial)
West	General Retail and Nightclub	C (Commercial)	C-M (Commercial/Industrial)

**Pre-Application Meeting**

09/12/23	A pre-application meeting was held and staff provided the submittal requirements for a Site Development Plan Review and Special Use Permit.
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**Neighborhood Meeting**

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

**Field Check**

10/04/23	During a routine Site Visit, staff observed an empty tenant space free of debris. The tenant space has an artistic mural of a snow leopard with "C & B" lettering, suggesting the proposed "Cake & Bone".
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**Details of Application Request**
**Site Area**

Gross Acres	0.32
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**Master and Neighborhood Plan Areas**

Master Plan 2050 Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: 18b Art's District	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (18b Arts District)	Y
LW-O (Live/Work Overlay) District	Y

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<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

## DEVELOPMENT STANDARDS

<b><i>Pursuant to Appendix F. Downtown Las Vegas Interim Development Standards and Title 19.08 the following standards apply:</i></b>			
<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	N/A	14,400 SF	N/A
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	0 Feet	0 Feet	Y
• Side	0 Feet	0 Feet	Y
• Corner	0 Feet	0 Feet	Y
• Rear	0 Feet	18 Feet	Y
Min. Distance Between Buildings	N/A	0 Feet	Y
Max. Lot Coverage	N/A	89 %	Y
Max. Building Height	N/A	21 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	N*
Mech. Equipment	Screened	Screened	N*

\*A location for a trash enclosure and utility equipment has not been provided for on-site.

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Main Street	Major Collector	Master Plan of Streets and Highways Title 13	80 Feet	Y

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Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Reg ular	Handi-capped	Regular	Handi-capped	
Retail, General [Suite #110]	3400 SF	1 :175	20				
Nightclub	280	One space per 3 persons at capacity.	94				
Retail, General [Suite #130]	4000 SF	1 :175	23				
TOTAL SPACES REQUIRED			137				0
Regular and Handicap Spaces Required			132	5	0	0	N*

\*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.