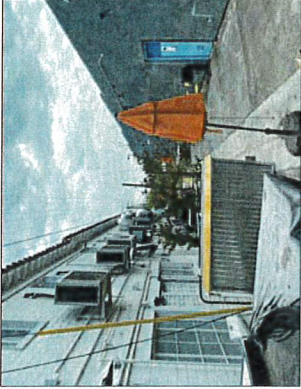


1020 Fremont Street #120 Las Vegas, NV 89101

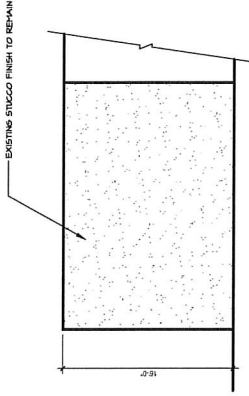
21-0232 07/12/2021

LEGAL DESCRIPTION		PROJECT DATA		SYMBOL LEGEND		SHEET INDEX	
<div>BOOKS AND PAGES LOT 1 BLOCK 22 LOT 2 BLOCK 22 1 VAC. RD. 1 VAC. RD.</div>		<div>LOCATION: NEVADA TEST KITCHEN 1020 FREMONT STREET #100 LAS VEGAS, NV 89101</div> <div>OWNER: NEVADA TEST KITCHEN</div>		<div>FLOOR PLAN</div> <div>SCALE: 1/8" = 1'-0"</div> <div>DRAINING TITLE</div> <div>DRAINING SCALE</div>		<div>DATE: 11/20/21</div>	
CODE ANALYSIS		DESCRIPTION		LOCATION MAP		SHEET INDEX	
<div>1. CODE YEAR/TYPE/EXISTING BUILDING, APN: 09-34-012-000</div> <div>2008 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS</div> <div>2008 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS</div> <div>2008 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS</div> <div>2008 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS</div> <div>2008 INTERNATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS</div> <div>2008 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS</div> <div>2008 IGC AND A111 ACCESSIBLE AND USABLE BUILDING AND FACILITIES</div> <div>2. OCCUPANCY CLASSIFICATION (IBC CHAPTER 3), A-2</div> <div>2021 IBC</div> <div>3. FIRE SPRINKLERS (IBC 903), V-B</div> <div>4. FIRE ALARMS (IBC 907) NOT REQUIRED</div> <div>5. HEIGHT (IBC 504.3) - ACTUAL: 30'-0" ALLOWABLE: 40'-0"</div> <div>6. STORIES (IBC 504.4) - ACTUAL: 1 ALLOWABLE: 1</div> <div>7. AREA (IBC 506.1) - ALLOWABLE: 6,000 SQ. FT.</div> <div>8. BUILDING SIZE: 2,231 SQ. FT.</div> <div>9. ACTUAL TOTAL: 2,231 SQ. FT.</div> <div>10. OCCUPANT LOAD (IBC 1004.1, TABLE 1004.1)</div> <div>11. NUMBER OF EXITS (IBC 1004)</div> <div>12. FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601) PRIMARY STRUCTURAL FRAME</div> <div>13. TO BE BEARING WALLS: INTERIOR</div> <div>14. TO BE BEARING WALLS: EXTERIOR</div> <div>15. TO BE NON-BEARING WALLS AND PARTITIONS: INTERIOR</div> <div>16. TO BE NON-BEARING WALLS AND SECONDARY MEMBERS</div> <div>17. TO BE FLOOR CONSTRUCTION AND SECONDARY MEMBERS</div> <div>18. TO BE ROOF CONSTRUCTION AND SECONDARY MEMBERS</div> <div>19. PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAINTENANCE AREA OF EXTERIOR WALL OPENINGS - (IBC 705.9 & TABLE 705.9) NA</div> <div>20. SPACES REQUIRING FIRE-RESISTANCE-RATED SEPARATION (IBC 420.508, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, </div>							

Phone Number and Address



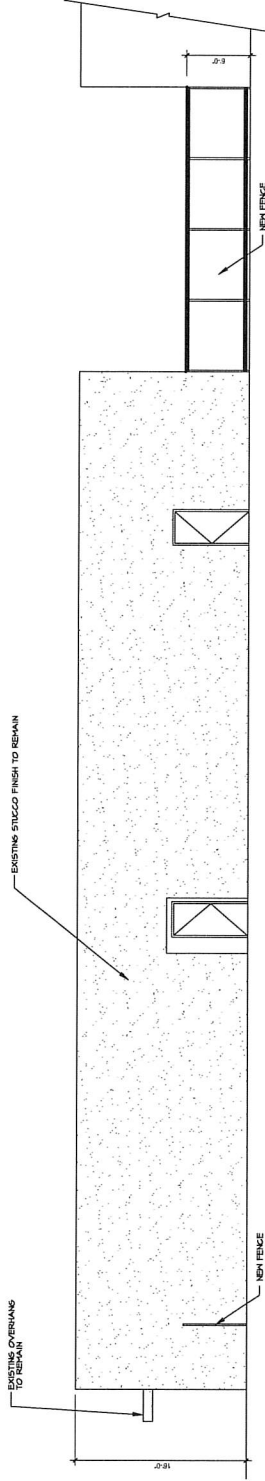
EXISTING EAST SIDE ELEVATION



3 EXISTING NORTH SIDE ELEVATION

SCALE: 3/16"=1'-0"

A3.01



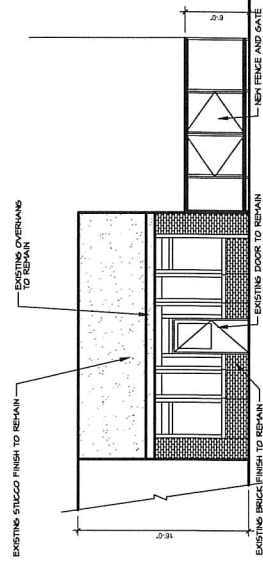
2 EXISTING EAST SIDE ELEVATION

SCALE: 3/16"=1'-0"

A3.01



EXISTING SOUTH SIDE ELEVATION



1 EXISTING SOUTH SIDE ELEVATION

SCALE: 3/16"=1'-0"

A3.01

21-0232
07/12/2021

No.	Revision/Issue	Date

File Name and Address

Project Name and Address

Nevada Test
Kitchen Alley
1020 Fremont Street #120
Las Vegas, NV 89101

Project No.

2021-34

Date

7-1-2021

Sheet

AS NOTED

A3.01

SPECIAL USE PERMIT PACKAGE

FOR

Speak Easy

1020 Fremont Street #100 Las Vegas, NV 89101

21-0232
07/12/2021

LEGAL DESCRIPTION

BUCKS SUB, PHASE B
LOT 2 BLOCK 22
4 LOTS 25
4 LOTS 26

CODE ANALYSIS

1. CODE TRANSITIONING BUILDING, APN: BR-34-402-000
2. 2018 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS
3. 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
4. 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
5. 2018 INTERNATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
6. 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
7. 2001 IGC AND A117J ACCESSIBLE AND USABLE BUILDING AND FACILITIES
8. 2001 IGC AND A117J ACCESSIBLE AND USABLE BUILDING AND FACILITIES
9. TYPE OF CONSTRUCTION (IBC CHAPTER 6): V-B
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99. TYPE OF CONSTRUCTION (IBC CHAPTER 6): V-B
100. TYPE OF CONSTRUCTION (IBC CHAPTER 6): V-B

BUILDING SIZE: 2555 SQ. FT.

ACTUAL TOTAL: 2555 SQ. FT.

OCCUPANT LOAD (IBC 1004.1 TABLE 1004.1)

10. MAXIMUM OCCUPANT LOAD (IBC 1004.1 TABLE 1004.1)

11. FIRE-RESISTANCE RATING (TABLE 601) PRIMARY STRUCTURAL FRAME

12. FIRE-RESISTANCE RATING (TABLE 601) SECONDARY STRUCTURAL FRAME

13. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL WALL

14. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL FLOOR

15. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL ROOF

16. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL CURB

17. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL GROUND

18. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL FOUNDATION

19. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL BASE

20. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL JOINT

21. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL PENETRATION

22. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL WELD

23. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL BOLTED CONNECTION

24. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL RIVETED CONNECTION

25. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL SOLDERED JOINT

26. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL CAST-IN-PLACE CONCRETE

27. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL PRECAST CONCRETE

28. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL MASONRY

29. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL METAL DECK

30. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL METAL STUD

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49. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL METAL STUD

50. FIRE-RESISTANCE RATING (TABLE 601) TYPICAL METAL STUD

PROJECT DATA

LOCATION: SPEAK EASY
1020 FREMONT STREET #100
LAS VEGAS, NV 89101

OWNER: SPEAK EASY

CODE COMPLIANCE:

TYPE OF CONSTRUCTION: V-B

FIRE SPRINKLERS: N/A

LEVELS: 1

PROJECT LEVEL: A-2

TYPE OF OCCUPANCY: A-2

EXISTING BUILDINGS TOTAL:

SPEAK EASY SPACE:

1000 SQ. FT.

AREA OF OUTDOOR PATIO:

1000 SQ. FT.

4500 SQ. FT. TOTAL BUILDING, ROOMS AND OUTDOOR PATIO AREA

NUMBER OF EXITS:

REQUIRED EXITS = 2

PROVIDED EXITS = 2

NOTE:

PROJECT SHALL COMPLY WITH THE 2018 IBC, 2018 IMC, 2011 NEC, 2010 UFG, 2001 IGC, A117J AND THE DOMESTIC RETURN CODE AMENDMENTS

PARKING ANALYSIS

MAINTAINED PER LAS VEGAS DOMESTIC RETURN PLAN:

DESCRIPTION

PROJECT: SPEAK EASY
1020 FREMONT STREET #100
LAS VEGAS, NV 89101

PROJECT TYPE: SPECIAL USE PERMIT

BUILDING OWNER: SPEAK EASY

APN: BR-34-402-000

AREA OF SPEAK EASY SPACE: 1000 SQ. FT.

AREA OF OUTDOOR PATIO: 1000 SQ. FT.

SCOPE OF WORK

SCOPE OF WORK:
ACQUIRE A SPECIAL USE PERMIT FOR
SPEAK EASY TO OPERATE AS A
RESTAURANT AND BAR IN THE
AREA INTO AN OUTDOOR PATIO AREA FOR
THE NEW SPEAK EASY SPACE

SHEET INDEX

SHEET NUMBER	SHEET TITLE	DATE: 7/12/21
AS-01	ARCHITECTURAL	
AS-02	COVER AND INFORMATION SHEET	
AS-03	SITE PLAN / EXISTING FLOOR PLAN	
AS-04	EXISTING ELEVATIONS	
AS-05	SECTION DETAIL MARK	
AS-06	ELEVATION KEYS	
AS-07	ELEVATION MARK	
AS-08	DOOR NUMBER	
AS-09	ROOM NUMBER	

SYMBOL LEGEND

FLOOR PLAN
SCALE: 1/8" = 1'-0"

DETAIL SCALE

DETAIL TITLE

DETAIL SCALE

DETAIL TITLE

DETAIL SCALE

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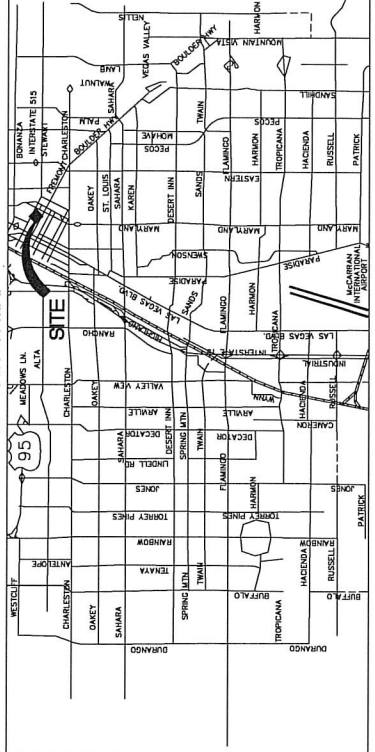
DETAIL TITLE

DETAIL SCALE

BUILDING CONSTRUCTION

1. ALL WORK, MATERIALS, METHODS ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE QUALITY ASSURANCE PROGRAM.
3. CLEAN PATCH & REPAIR ALL SURFACES DAMAGED BY DISPOSITION OR ALTERATION OF WORK AS REQUIRED, INCLUDING EXISTING FIRE-RATED ASSEMBLIES.
4. ALL BUILDING MATERIALS & FINISHES NOT SPECIFICALLY ADDRESSED IN THESE PLANS.

LOCATION MAP



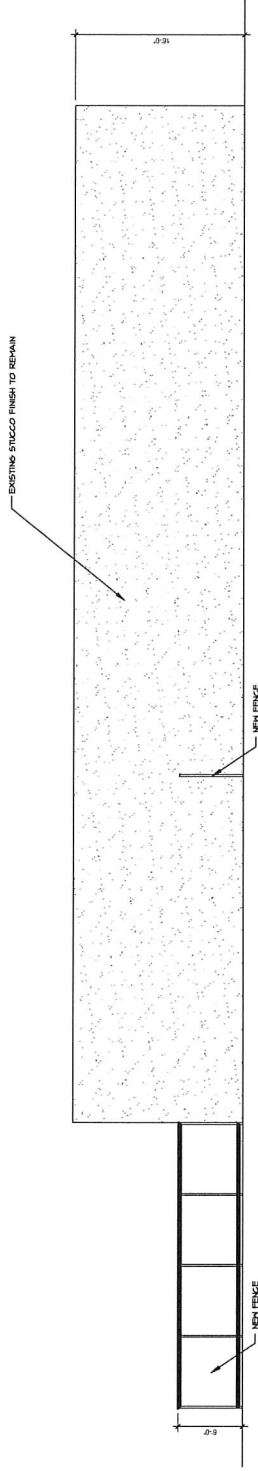
Speak Easy

1020 Fremont Street #100
Las Vegas, NV 89101

21-0232
07/12/2021

Project Name and Address
Project: 2021-34
Date: 7-1-2021
Drawn: AS NOTED

3
A3.01



2
A3.01



EXISTING STUCCO FINISH TO REMAIN

NEW FENCE AND GATE

2'-3"

1
A3.01

[illegible]

First Name and Address

Project Name and Address

1020 Fremont Street #100
Las Vegas, NV 89101

Project
2021-34

Deutscher

AS NOTED

Sheet

A3.01



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 13, 2021

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 1000 FREMONT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0232-WVR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0232-SUP1	Staff recommends DENIAL, if approved subject to conditions:	20-0232-WVR1
21-0232-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0232-WVR1 21-0232-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 450

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0232-WVR1 CONDITIONS

Planning

1. A Waiver of Title 19.09 is hereby approved to allow zero parking spaces where 44 to 82 are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0232-SUP1) and Special Use Permit (21-0232-SUP1) shall be required, if approved.
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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0232-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Waiver (21-0232-WVR1) and Special Use Permit (21-0232-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.
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 Department of Building and Safety.
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.

21-0232-SUP2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Waiver (21-0232-WVR1) and Special Use Permit (21-0232-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.
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 Department of Building and Safety.
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.

Staff Report Page One
July 13, 2021 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing two Tavern-Limited Establishments at 1020 Fremont Street, Suites #100 and #120.

ISSUES

- The Tavern-Limited Establishment Use is permitted in the T5-MS (T5 Main Street) transect zoning district through the approval of a Special Use Permit.
- A Special Use Permit (21-0232-SUP1) is requested to allow a 1,060 square-foot Tavern Limited Establishment use with 681 square feet of outdoor patio seating within Suite #100.
- A Special Use Permit (21-0232-SUP2) is requested to allow a 2,212 square-foot Tavern Limited Establishment use with 2,621 square feet of outdoor patio seating within Suite #120.
- A Waiver of Title 19.09 is requested to allow zero parking spaces where 44 to 82 are required. Staff does not support this request.

ANALYSIS

The subject property is designated as a T5-MS (T5 Main Street) transect zone, located in the Downtown Las Vegas Overlay District [Fremont East District]. The subject site consists of existing 5,825 square-foot commercial buildings and a vacant gas station and service station building.

The Tavern-Limited Establishment Use is permitted in the T5-MS (T5 Main Street) transect zoning district through the approval of a Special Use Permit. The Tavern-Limited Establishment use is defined as "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." There are no Minimum Special Use Permit Requirements for this use.

In order to comply with LVMC Chapter 6.50 requirements, live entertainment is to be provided for at least two nights per week. In a justification letter date stamped on 04/15/21, the applicant states that both businesses plan on providing live entertainment on Fridays and Saturdays.

Staff Report Page Two
July 13, 2021 - Planning Commission Meeting

In Suite #100, the applicant is proposing a Tavern-Limited Establishment to allow a speakeasy in the back of the commercial building. The front of Suite #100 is currently being used for various general retail uses. The 1,060 square-foot tenant space will include 681 square feet of outdoor patio seating.

In Suite #120, the applicant is proposing a Tavern-Limited Establishment in conjunction with an existing restaurant. The 2,212 square-foot space will include a 2,621 square-foot outdoor patio.

The subject site is a parking impaired development located within the T5-MS (T5 Main Street) transect zone, within the Downtown Las Vegas Overlay Fremont East District Area 3. Based on the proposed uses, 126 parking spaces are required based on the Title 19.12 parking standards. Based on the site plan date stamped on [07/12/21](#), the applicant does not show any provided on-site parking. Pursuant to Title 19.09.100 Table G-1 (Medium Load Zone 2), the minimum parking requirement threshold is 35% of the parking requirement indicated in Title 19.12 for the use, which reduces the required parking spaces from 126 to 44 parking spaces. Pursuant to Title 19.09.100(G) 5(b) the applicant may request an Exception if supported through convincing and substantial evidence that the Exception furthers the goals of the 2045 Downtown Master Plan and does not detrimentally affect the public health, safety, or general welfare. No substantial evidence has been provided by the applicant to further these objectives. As a result, relief from this deviation can be sought through a Waiver. A Waiver of Title 19.09 is requested to allow zero parking spaces where 44 to 82 are required. While the submitted site plan does not show any provided parking, it should be noted that there is an abundance of available asphalt throughout the site that could be used to provide a portion of the required parking.

In the submitted justification letter date stamped on 04/15/21, the applicant provides alternative measures for their parking including utilizing on-street parking and using the neighboring Llama Lot. Provided parking is only counted toward on-site parking available. Additionally, a shared parking agreement cannot be reached with the neighboring Llama Lot as these required parking spaces would be required to be reserved and cannot due to the flexibility of the lot holding special events.

The proposed site is also located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by eliminating blight through the rehabilitation of an existing vacant property. These new taverns would help encourage other new businesses within the surrounding area.

Staff Report Page Three
July 13, 2021 - Planning Commission Meeting

While the proposed uses are appropriate for the Fremont East District, the lack of parking provided remains a major concern. The applicant is requesting a Waiver to provide zero parking spaces where 44 to 82 are required, an 100 percent reduction to the Title 19 requirements. No substantial evidence has been provided by the applicant to further the objectives of the 2045 Downtown Master Plan and or show that the reduction will not detrimentally affect the public health, safety, or general welfare. While alternative parking measures have been presented in the submitted justification letter date stamped on 04/15/21, these would not count toward the on-site parking, thus creating an unnecessary burden to the neighboring development in the surrounding area. Consequently, based upon the significant reduction in parking, staff is recommended denial on all applications.

FINDINGS (21-0232-WVR1)

To comply with the Form Based Code Parking Requirements, the applicant is requesting a Waiver of Title 19.09 to allow zero parking spaces where 44 to 82 are required. No evidence of a unique or extraordinary circumstance has been presented to justify the subject site providing no on-site parking. Therefore, staff recommends denial of the Waiver request.

FINDINGS (21-0232-SUP1 and SUP2)

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 proposed Tavern-Limited Establishments will be located within the Downtown Las Vegas Overlay District [Fremont East District]. While the proposed uses are appropriate for the Fremont East District, the lack of parking provided remains a major concern. The applicant is proposing to offload their required parking spaces onto existing facilities within with surrounding downtown area. This will create an unnecessary burden to the neighboring development in the surrounding area, and is therefore not compatible.

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

Staff Report Page Four
July 13, 2021 - Planning Commission Meeting

While the proposed uses are physically suitable for the Fremont East District, the parking demand based on these uses is more intensive than the site can physically accommodate.

- 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.**

Site access is provided by Fremont Street and 10th Street; each of the 80-foot collector streets are adequate in size to serve the scale of the proposed use.

- 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.**

The proposed Tavern-Limited Establishments would not compromise the public health, safety, or welfare, as both of the proposed Tavern-Limited Establishments would be subject to regular inspections to ensure compliance with all applicable code requirements.

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

There are no minimum requirements set forth by Title 19.12 for the proposed land use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
04/22/14	Staff administratively approved a Conditional Use Verification (CUV-53799) for an Office, Other than Listed, and Custom and Craft Work and Light Assembly operation located at 114 North 10 th Street.
03/18/15	The City Council approved a proposed 2,278 square-foot Beer/Wine/Cooler On-Sale Establishment with a 67 square-foot outdoor seating area at 1020 Fremont Street, Suite #120. The Planning Commission and staff recommended approval.
10/18/17	The City Council approved a Petition to Vacate (VAC-71246) a public alley north of Fremont Street between 10 th Street and 11 th Street. The Planning Commission and staff recommended approval.
10/16/19	The City Council approved a General Plan Amendment (GPA-75814) from: C (Commercial) and MXU (Mixed Use) to: FBC (Form-Based Code) on approximately 226.00 acres in the Fremont East District generally located south of U.S. Highway 515, east of Las Vegas Boulevard, north of Carson Avenue, and west of Eastern Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-76747) from: C-1 (Limited Commercial), C-2 (General Commercial), R-5 (Apartment), R-5 (High Density Residential, R-3 (Medium Density Residential, and R-2 (Medium Low Density Residential) to: T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T5-N (T5 Neighborhood), T5-MS (T5 Main Street), and T6-UC (T6 Urban Core) on approximately 226.00 acres in the Fremont East District generally located south of U.S. Highway 515, east of Las Vegas Boulevard, north of Carson Avenue, and west of Eastern Avenue. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
02/19/13	A deed was recorded for a change in ownership.

Staff Report Page Six
 July 13, 2021 - Planning Commission Meeting

Related Building Permits/Business Licenses	
11/17/20	A Business License (G68-07984) was issued for a restaurant and commissary kitchen at 1020 Fremont Street, Suite #120. The license is currently active and set to expire on 05/17/21.
	A Business License (G68-07608) was issued for pizza sales at 1020 Fremont Street, Suite #120. The license is currently active and set to expire on 05/17/21.
12/16/20	A Business License (G68-08461) was issued for an artist space leasing at 1020 Fremont Street, Suite #100. The license is currently active and set to expire on 06/01/21.
03/05/21	A Business License (G69-01409) was issued for jigsaw puzzles sales and rentals at 1020 Fremont Street, Suite #100. The license is currently active and set to expire on 09/01/21.
03/13/21	A Business License (G69-01165) was issued for a clothing store at 1020 Fremont Street, Suite #100. The license is currently active and set to expire on 09/01/21.
03/17/21	A Business License (G69-01637) was issued for food catering services at 1020 Fremont Street, Suite #120. The license is currently active and set to expire on 09/17/21.
03/31/21	A Business License (G69-01903) was issued for cosmetic retail sales at 1020 Fremont Street, Suite #100. The license is currently active and set to expire on 09/01/21.
04/01/21	A Business License (G69-01573) was issued for food services at 1020 Fremont Street, Suite #120. The license is currently active and set to expire on 10/01/21.
	A Business License (G69-02129) was issued for a bagel shop at 1020 Fremont Street, Suite #120. The license is currently active and set to expire on 10/01/21.

Pre-Application Meeting	
04/13/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Waiver and two Special Use Permits pertaining to two proposed Tavern-Limited Establishments.

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

Field Check	
06/09/21	A routine field check was conducted by staff; nothing was noted of concern.

Staff Report Page Seven
 July 13, 2021 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.67

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Restaurant Vacant	FBC (Form-Based Code)	T5-MS (T5 Main Street)
North	Trailer/RV Camp or Park		
South	Office, Other than Listed General Retail Store, Other than Listed Liquor Establishment (Tavern) RV Park		
East	Shopping Center		
West	Parking Lot		

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
DTLV-O (Downtown Las Vegas Overlay) District – Area 3 (Fremont East District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
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

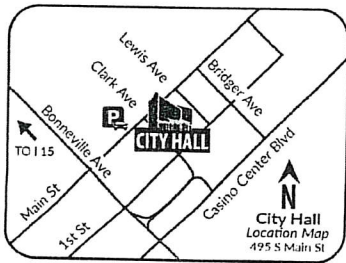
DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Fremont Street	Collector Street	Master Plan of Streets and Highways Map	80	Y
North 10 th Street	Collector Street	Master Plan of Streets and Highways Map	80	Y

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
General Retail Store, Other than Listed	2,556 SF	1 per 175 SF	15				
Tavern-Limited Establishment	3,272 SF	1 per 50 SF Front of House	105				
	3,302 SF outdoor seating	1 per 200 SF Back of House	6				
TOTAL SPACES REQUIRED			126		4		N
Regular and Handicap Spaces Required			121	5	4	0	N
Form Based Code Parking Matrix: Medium Load (Zone 2)			Min:	35%	Max:	65%	44 to 82

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495 South Main Street
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Planning Commission Meeting of **07/13/2021**

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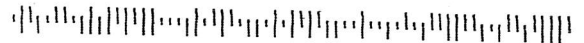
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Application Information

21-0232 - PUBLIC HEARING - APPLICANT/OWNER: 1000 FREMONT, LLC - For possible action on the following Land Use Entitlement project requests on 0.67 acres at 1020 Fremont Street, Suites #100 and #120 (APN 139-34-612-080), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

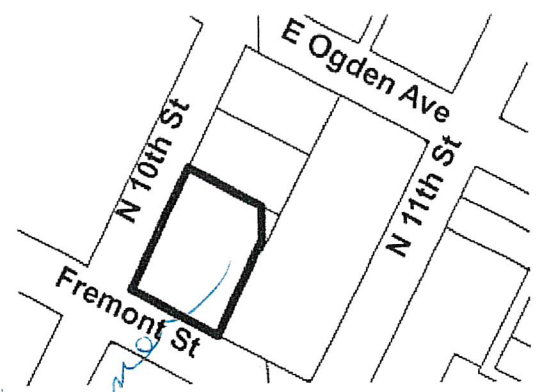
21-0232-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 44 TO 82 SPACES ARE REQUIRED

21-0232-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,060 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 681 SQUARE FEET OF OUTDOOR SEATING AREA FOR SUITE #100

21-0232-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 2,212 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,621 SQUARE FEET OF OUTDOOR SEATING AREA FOR SUITE #120

Handwritten note:
7/16/2021
All this "no parking" spaces created such + stress on the residences. Definitely do not agree with this.

Application Location



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

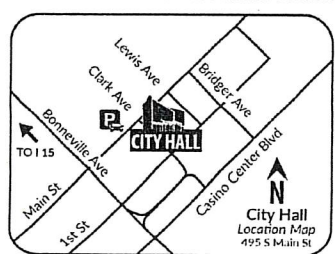
Public Hearing Information

Meeting: Planning Commission
Date: 07/13/2021
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 Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings 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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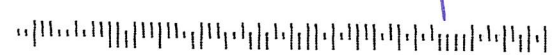
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Planning Commission Meeting of 07/13/2021

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Application Information

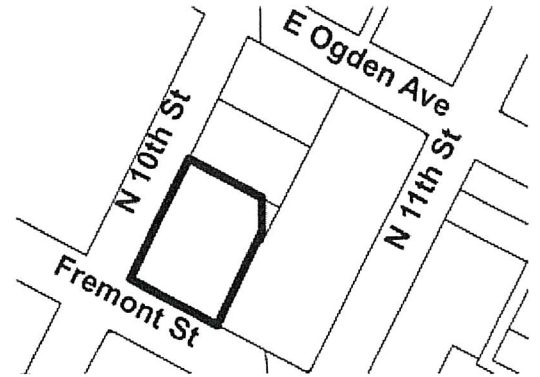
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21-0232-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 44 TO 82 SPACES ARE REQUIRED

21-0232-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,060 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 681 SQUARE FEET OF OUTDOOR SEATING AREA FOR SUITE #100

21-0232-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 2,212 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,621 SQUARE FEET OF OUTDOOR SEATING AREA FOR SUITE #120

Application Location



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

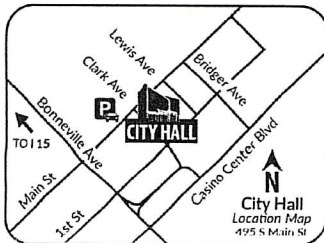
Public Hearing Information

Meeting: Planning Commission
Date: 07/13/2021
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

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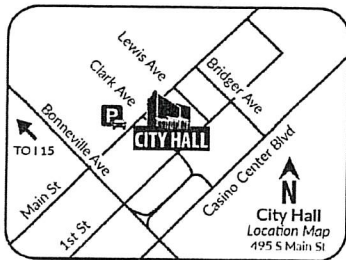
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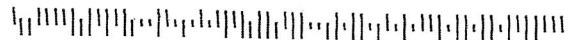
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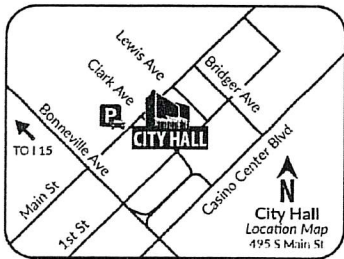
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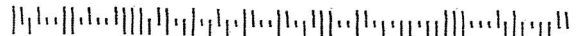
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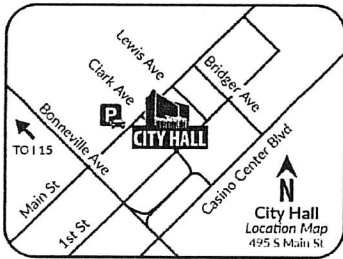
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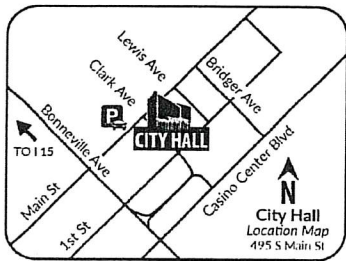
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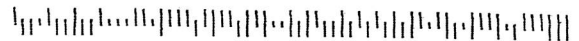
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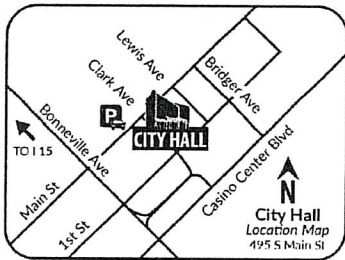
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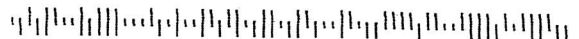
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21-0232 and 21-0232-VAR1 and 21-0232-SUP1 and 21-0232-SUP2

Planning Commission Meeting of 07/13/2021

21-0232
13934611023
128 7TH STREET L L C
PO BOX 7516
LAS VEGAS NV 89125

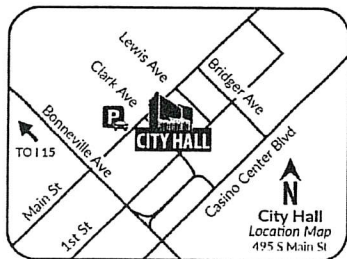
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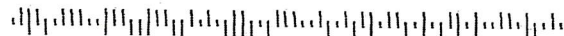
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Planning Commission Meeting of 07/13/2021

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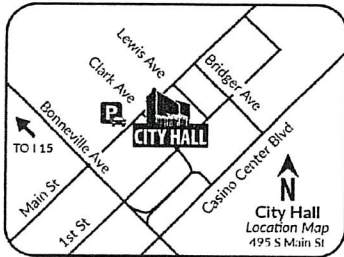
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13934611025
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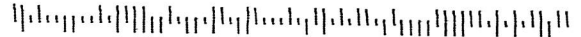
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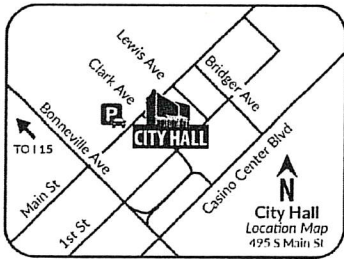
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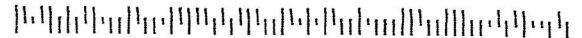
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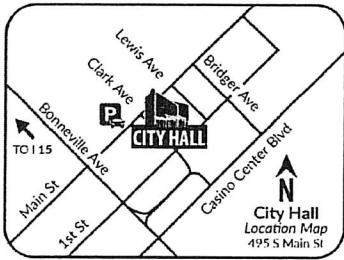
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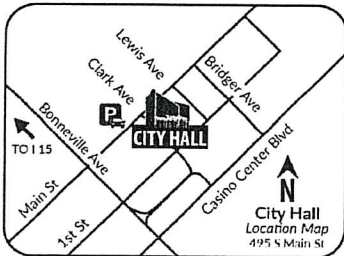
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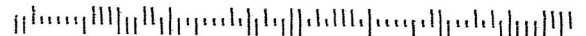
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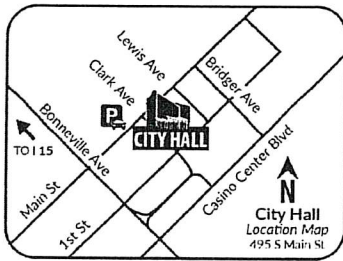
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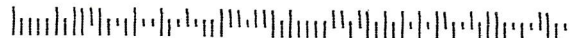
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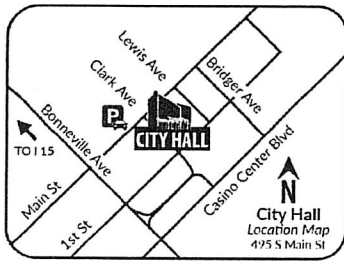
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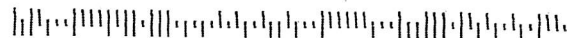
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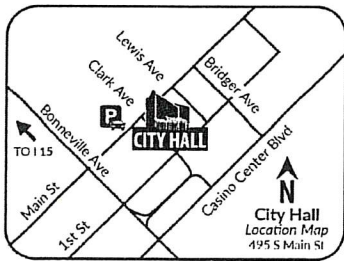
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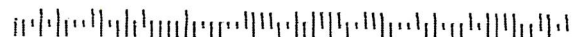
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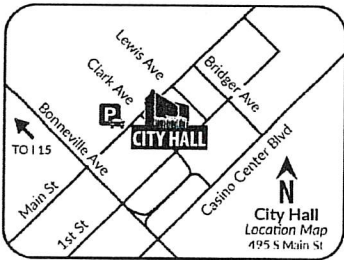
21-0232
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21-0232
13934612030
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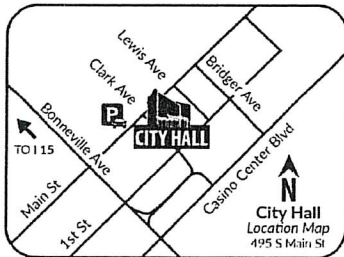
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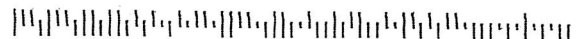
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Planning Commission Meeting of 07/13/2021

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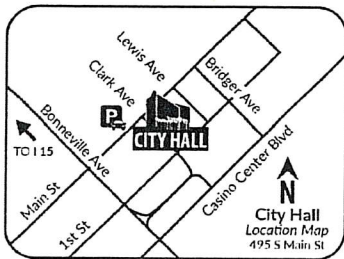
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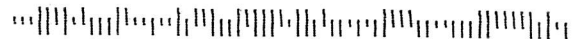
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Planning Commission Meeting of **07/13/2021**

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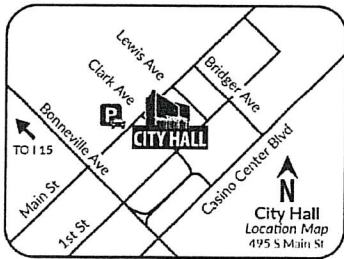
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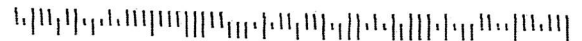
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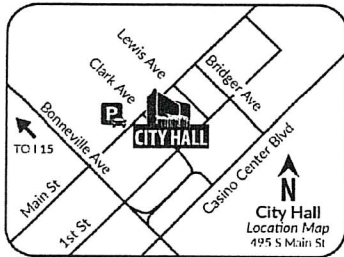
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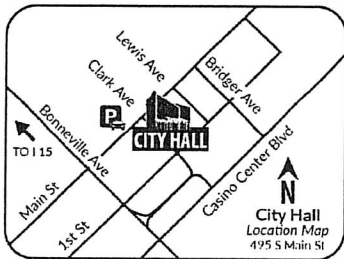
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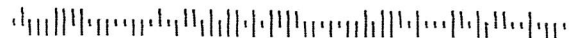
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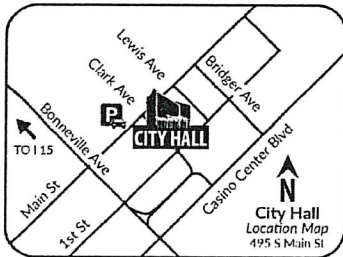
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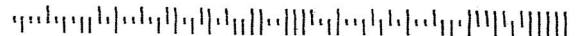
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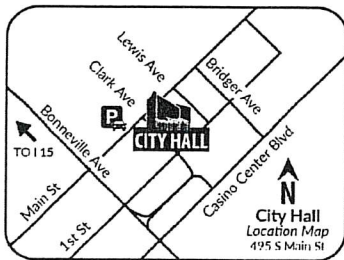
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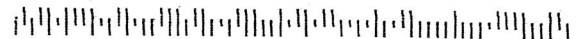
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21-0232 and 21-0232-VAR1 and 21-0232-SUP1 and 21-0232-SUP2

Planning Commission Meeting of 07/13/2021

21-0232
13934701014
116 10TH STREET L L C
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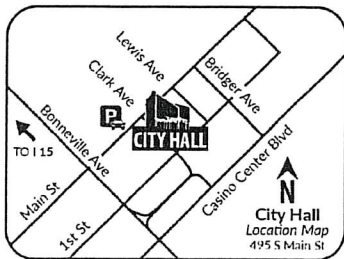
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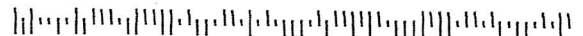
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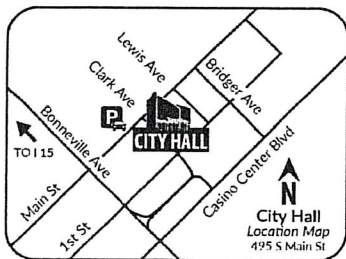
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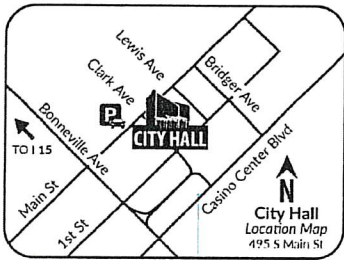
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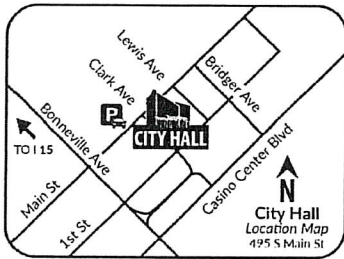
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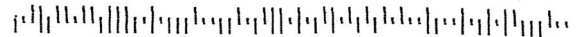
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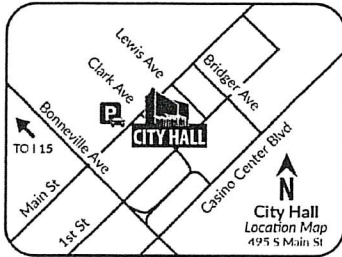
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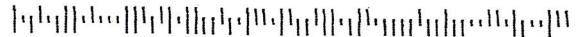
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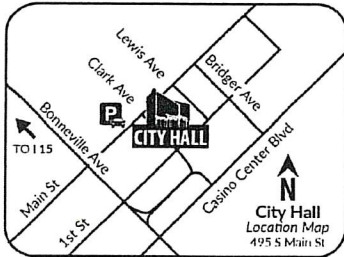
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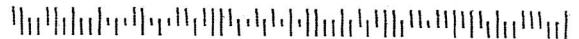
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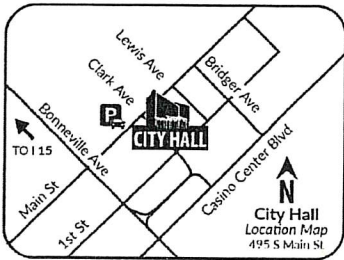


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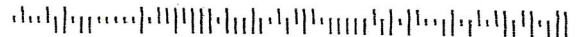
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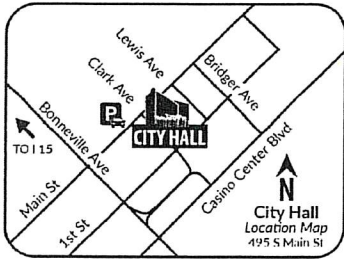
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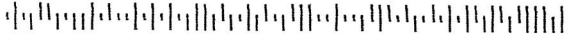
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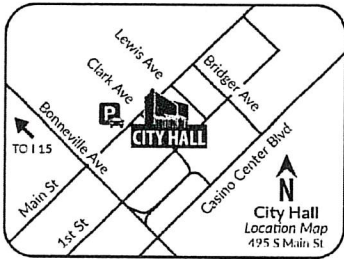
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21-0232 and 21-0232-VAR1 and 21-0232-SUP1 and 21-0232-SUP2

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33 DEPT 1 63125

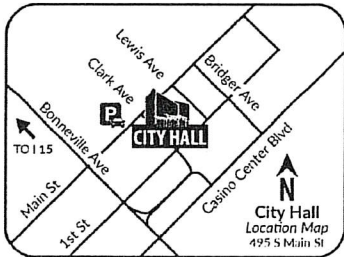
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21-0232 and 21-0232-VAR1 and 21-0232-SUP1 and 21-0232-SUP2

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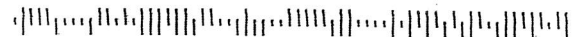
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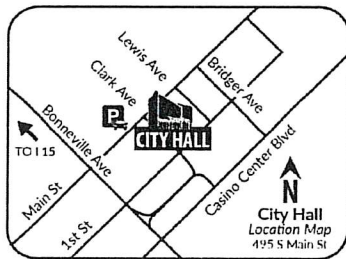
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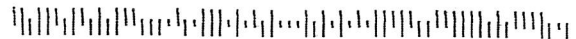
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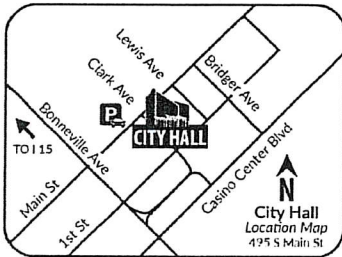


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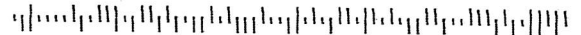
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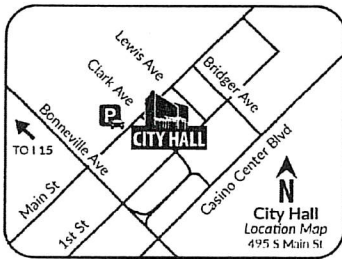


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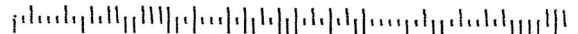
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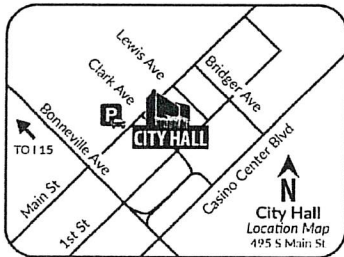
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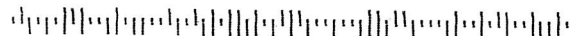
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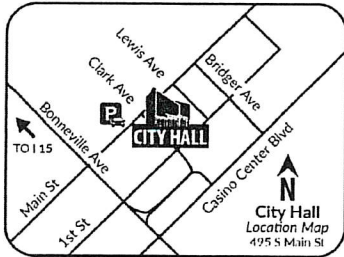
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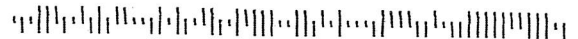
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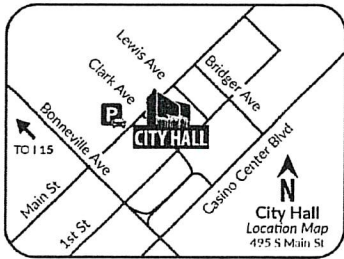
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Planning Commission Meeting of 07/13/2021

33 DEPT 1 02125

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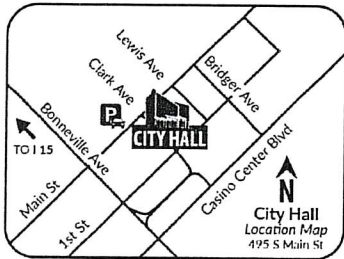
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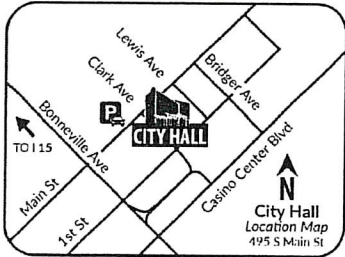


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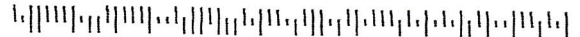
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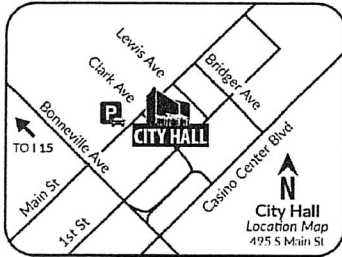
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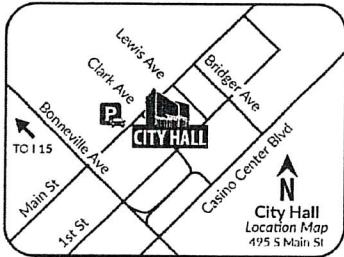


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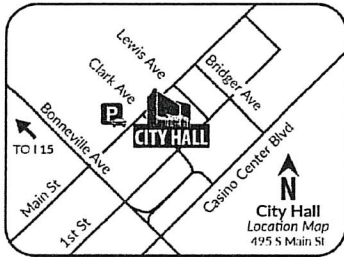
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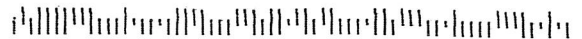
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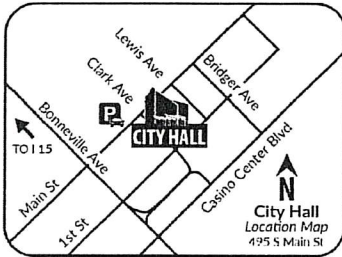
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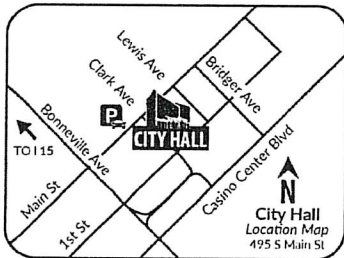
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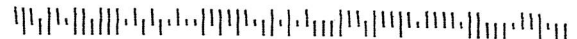
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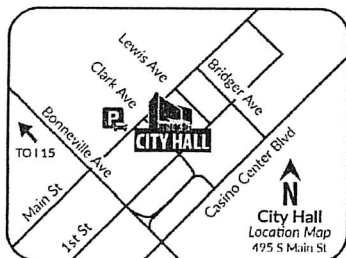
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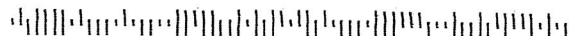
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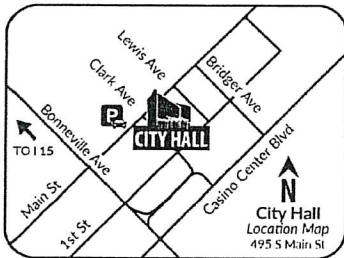
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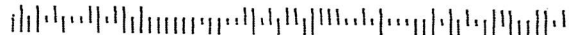
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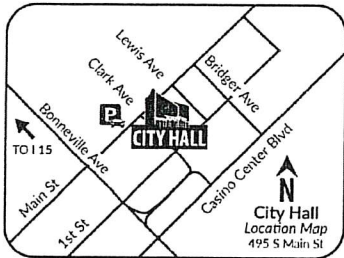
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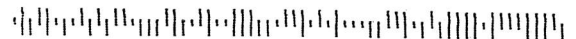
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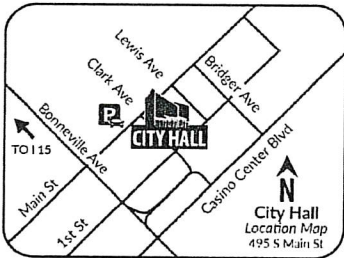
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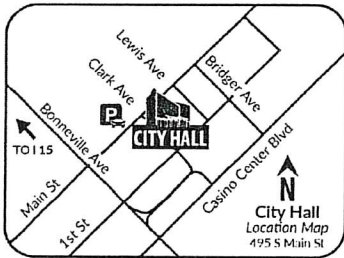
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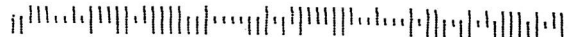
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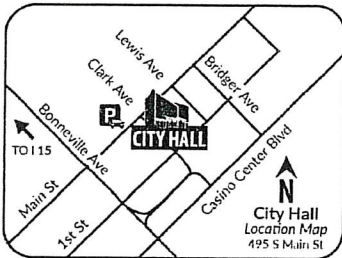
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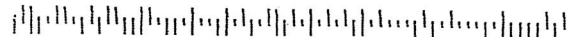
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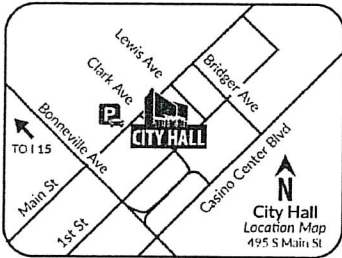
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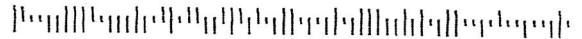
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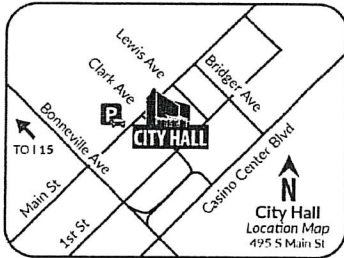
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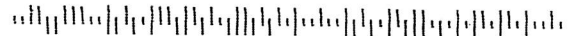
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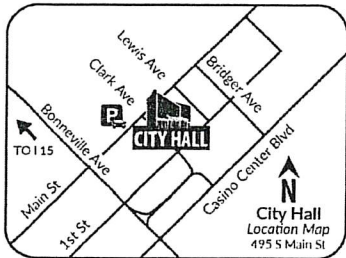
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Planning Commission Meeting of **07/13/2021**

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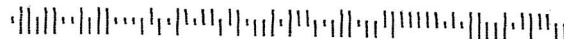
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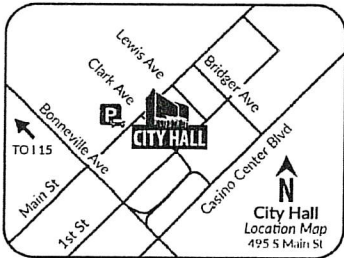
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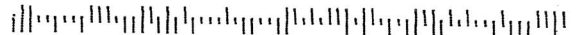
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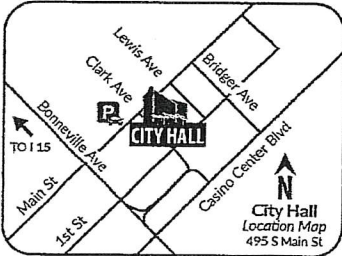
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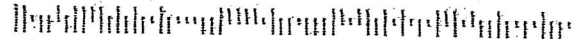
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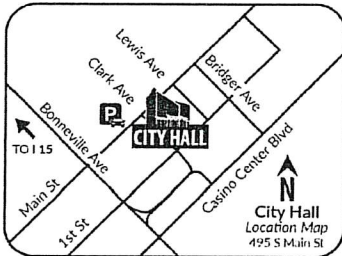
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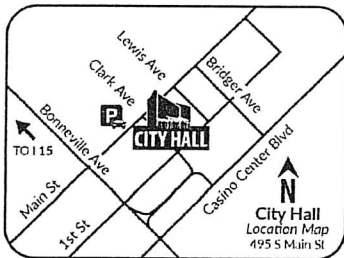
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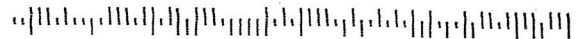
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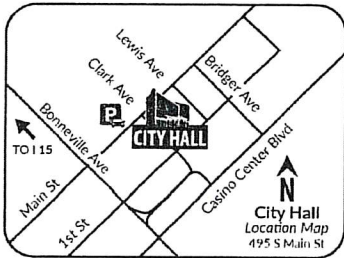
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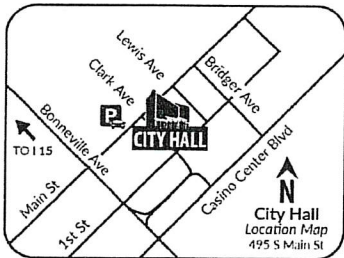
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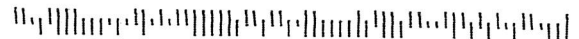
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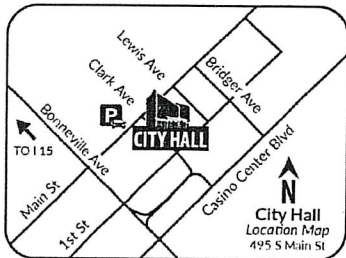
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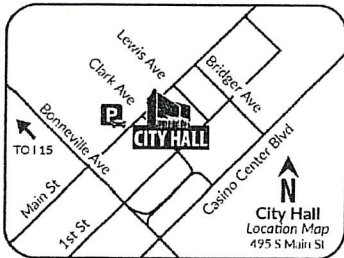
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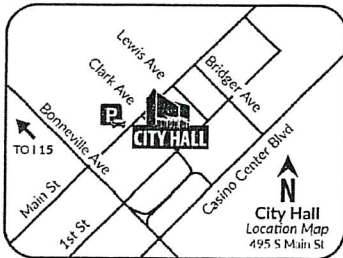
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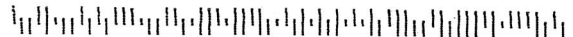
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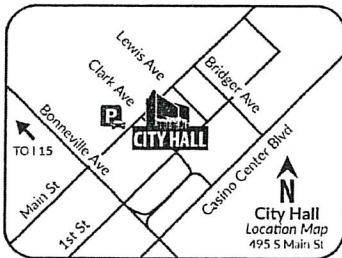
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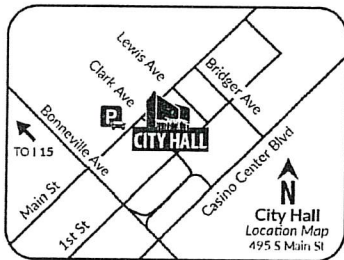
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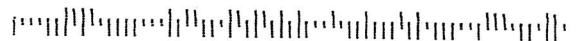
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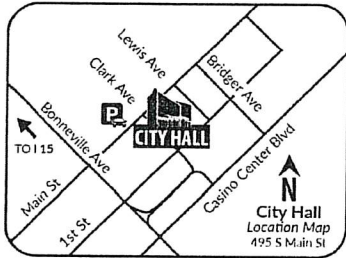
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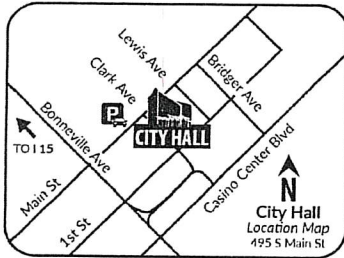
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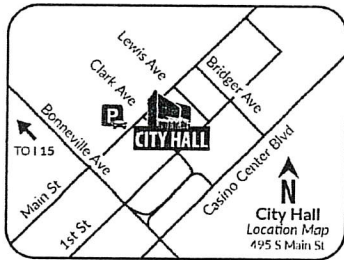
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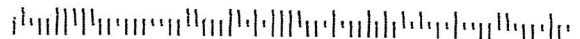
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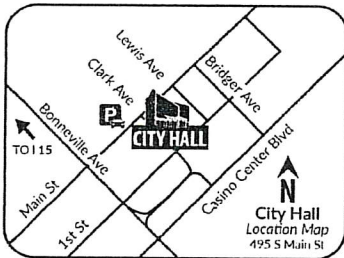
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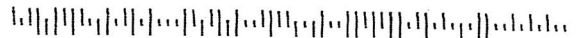
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Planning Commission Meeting of 07/13/2021

21-0232
13935211058
117 MARYLAND PKWY L L C
PO BOX 7516
LAS VEGAS NV 89125

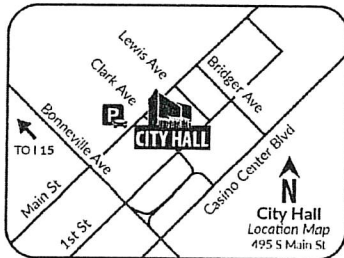
33 DDFNP1 69125



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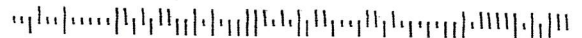
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21-0232 and 21-0232-VAR1 and 21-0232-SUP1 and 21-0232-SUP2

Planning Commission Meeting of **07/13/2021**

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PO BOX 7516
LAS VEGAS NV 89125

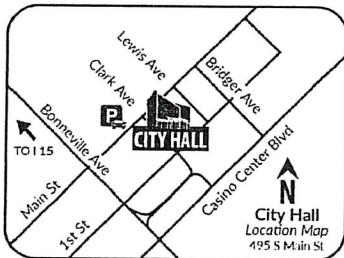
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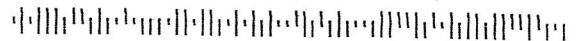
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Planning Commission Meeting of **07/13/2021**

21-0232
13935211082
113 13TH STREET L L C
PO BOX 7516
LAS VEGAS NV 89125

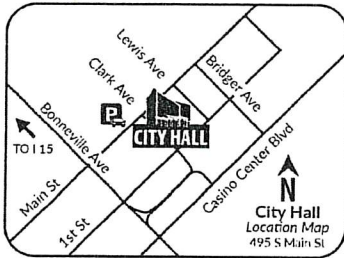
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Planning Commission Meeting of **07/13/2021**

21-0232
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PO BOX 7516
LAS VEGAS NV 89125

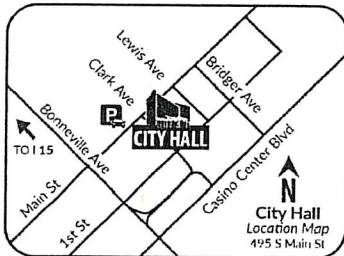
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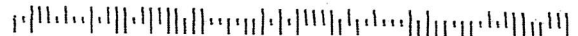
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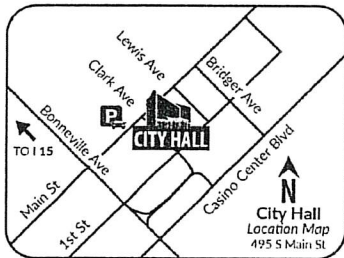
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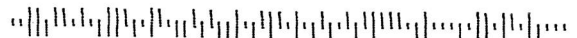
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21-0232
13935310009
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LAS VEGAS NV 89125

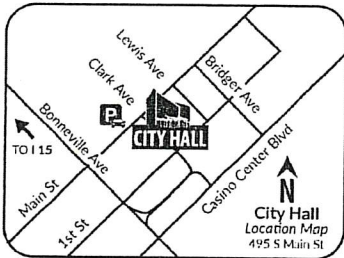
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21-0232
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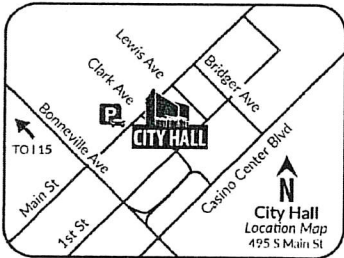
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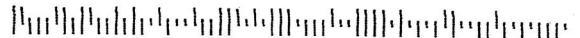
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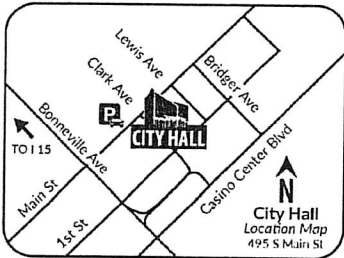
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13935310025
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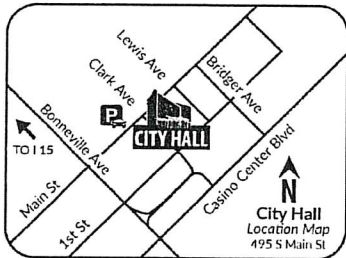
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13935310028
110 13TH STREET L L C
PO BOX 7516
LAS VEGAS NV 89125

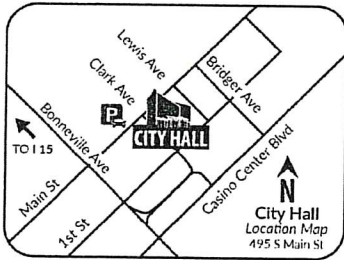
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21-0232
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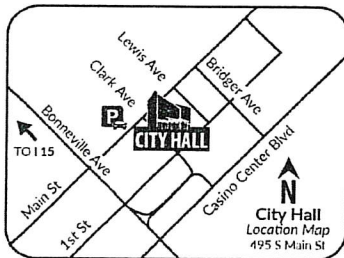
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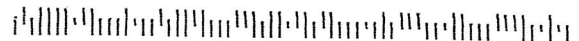
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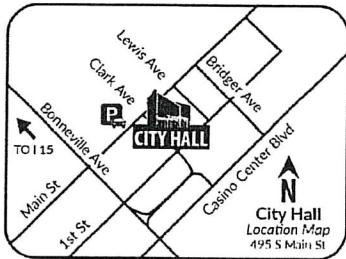
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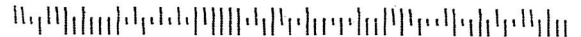
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33 DRCFNP1 89125

21-0232
13934612056
899 FREMONT L L C
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LAS VEGAS NV 89125



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Nora Lares

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Sent: Monday, July 12, 2021 1:46 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 07/12/21 1:45 PM

Meeting Date:	Tuesday, July 13, 2021
Project Number:	210232
Position:	I OPPOSE the project and all related applications.
Name:	karenlee Gilbert
Residential or Business Address:	101 West Desert Rose Henderson, NV 89015
Phone:	(702) 734-8936
Email:	sandkgilbert@yahoo.com
Comments:	Am unable to attend meeting. Where is the parking going to be. Is this a venue for outdoor concerts etc.?

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