



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

**Project Address** (Location) 1205 South Main Street Las Vegas, Nevada 89104

**Project Name** SUP for Cannabis Consumption Lounge at 1205 South Main Street **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 162-03-105-011 **Ward #** 3-Diaz

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_

**Additional Information** A request for a Special Use Permit for a newly allowed use for a Cannabis Consumption Lounge for this property located in Downtown Las Vegas. This will be a tenant improvement in an existing building with an address of 1205 S Main St.

**Property Owner** CORNER BUILDING LLC **Contact** \_\_\_\_\_  
**Address** 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074  
**E-mail** MainStreetCRE@gmail.com **Phone** (702) 450 - 2343

**Applicant** CORNER BUILDING LLC **Contact** \_\_\_\_\_  
**Address** 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074  
**E-mail** MainStreetCRE@gmail.com **Phone** (702) 450 - 2343

**Representative** Theresa Abuan **Contact** \_\_\_\_\_  
**Address** 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074  
**E-mail** admin@metroplexgroup.com **Phone** (702) 450 - 2343

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_  
**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** \_\_\_\_\_

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** TERESA ABUAN

**23-0134**  
03/15/2023

**Subscribed and sworn before me** \_\_\_\_\_

**This** \_\_\_\_\_ **day of** March, 20\_\_\_\_

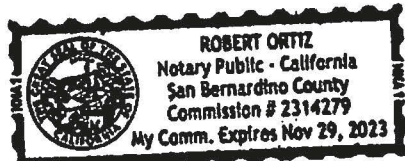
**Notary Public in and for said County and State** \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 15  
day of March, 2023, by Theresa Abuan

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature Theresa Abuan

23-0134  
03/15/2023

## COROMISINGN

COROM DESIGN  
www.coromcreative.com

MAIN STREET  
CANNABIS  
CONSUMPTION  
LOUNGE

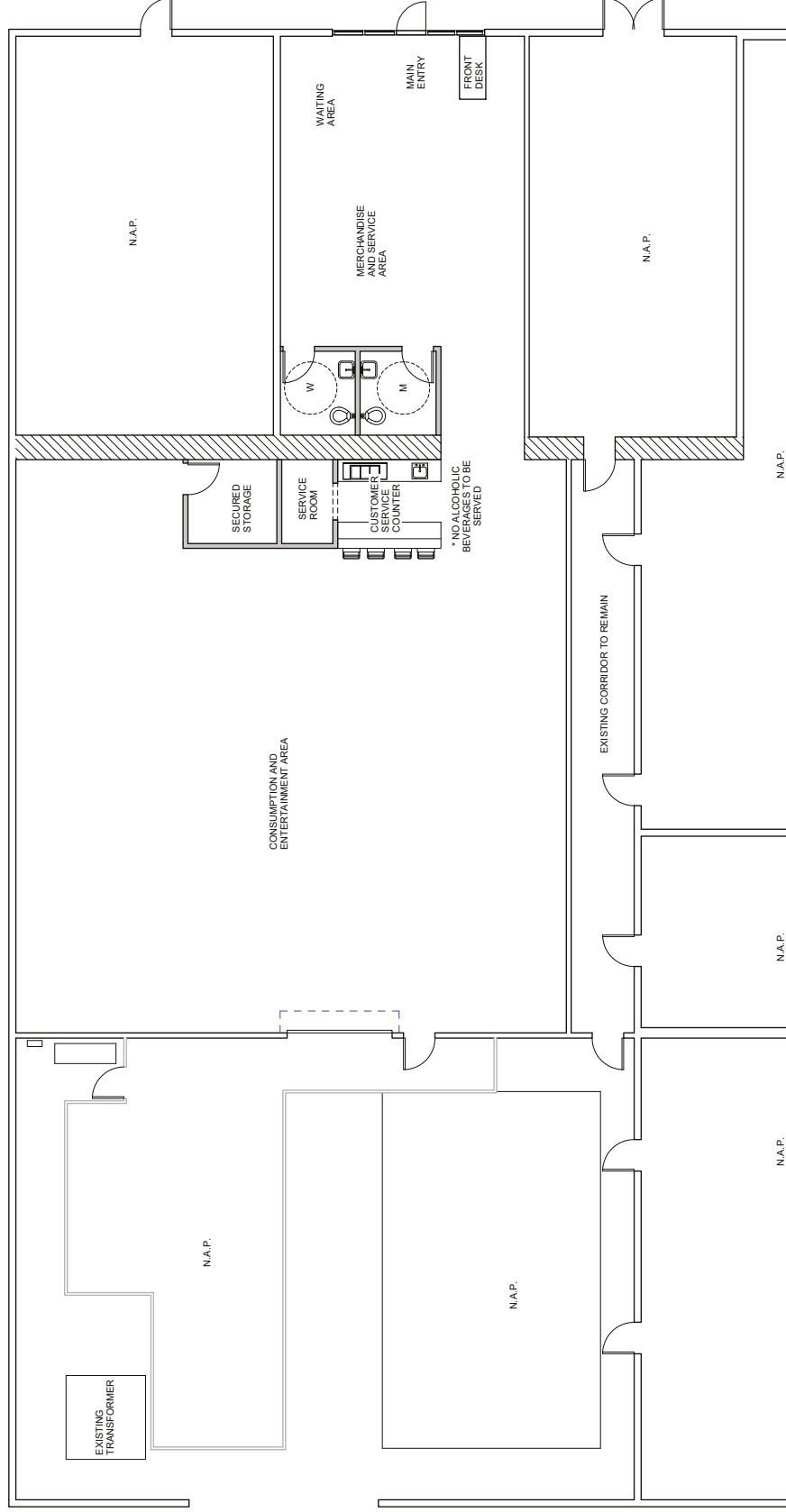
SUP SUBMITTAL

[illegible]

23-0134  
04/03/2023

Project number	49-02
Date	03-02-23
Drawn by	Author
Checked by	Checker

Scale	$3/16'' = 1'-0''$
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① Floor Plan  
3/16" = 1'-0"

CORNER BUILDING  
LLC

MAIN STREET  
CANNABIS  
CONSUMPTION  
LOUNGE

1205 S. MAIN ST.  
LAS VEGAS

SUP SUBMITTAL

[illegible]

PROPOSED  
PROJECT SITE  
23-0134  
04/03/2023

Project number	49-02
Date	03-02-23
Drawn by	DG
Checked by	-

AS.101

Scale	$1/8^{\circ} = 1^{\circ} 0^{\circ}$
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## GENERAL NOTES

1. CANNABIS CONSUMPTION SHALL TAKE PLACE  
INDOORS ONLY

## LAND USE TO PARKING RATIO:

RESTAURANT/TAVERN  
LIMITED  
ESTABLISHMENT =

GENERAL PERSONAL SERVICE =

RETAIL = 1 SPACE PER 250 GROSS FLOOR AREA

PARKING BASED ON UNIT AREA PER SECTION

\*PARKING REQUIREMENTS EXEMPT DUE TO DOWNTOWN LAS VEGAS OVERLAY ZONE

## PARKING ANALYSIS

ADDRESS	USE	UNIT NUMBER OR GFA	PARKING RATIO	REC'D PARKING REQ/HANDICAP	PROVIDED PARKING REQ/HANDICAP	COMPLIANCE
60 E. CALIFORNIA	RETAIL	888 GFA	888 GFA / 250 GFA	4/1	0	Y
100 E. CALIFORNIA	RESTAURANT/TAVERN	845 SF SEATING	845 SF / 505F +	21/1	0	Y
1201 S. MAIN ST	RESTAURANT/TAVERN	632 GFA REMAINING	632 GFA / 200 GFA	0	0	Y
1201 S. MAIN ST	RESTAURANT/TAVERN	179 SF SEATING	179 SF / 505F +	28/2	0	Y
1203 S. MAIN ST	RESTAURANT/TAVERN	1380 GFA REMAINING	1380 GFA / 200 GFA	0	0	Y
1203 S. MAIN ST	RESTAURANT/TAVERN	179 SF SEATING	179 SF / 505F +	0	0	Y
1207 S. MAIN ST	GEN. PERSONAL SERV.	716 GFA REMAINING	716 GFA / 200 GFA	3/1	0	Y
1207 S. MAIN ST	RESTAURANT/TAVERN	5 CHAIRS	5 CHAIRS / 2	0	0	Y
1235 S. MAIN ST	RESTAURANT/TAVERN	4635	4635 GFA / 250 GFA	17/1	0	Y
	CONSUMPTION LOUNGE					
			TOTAL	79/4	0	Y

