



**LAS VEGAS  
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DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
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**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

November 17, 2021

Ms. Maria Leon  
T-BREO II, LLC c/o Tomares Management LLC  
1500 Broadway, 24th Floor  
New York, NY 10036

**RE: 21-0461-SUP1 – ADMINISTRATIVE SPECIAL USE PERMIT  
ADMINISTRATIVE CYCLE – NOVEMBER 2021**

Dear Applicant:

Your Land Use Entitlement project request FOR A MINOR AMENDMENT TO A PREVIOUSLly APPROVED SPECIAL USE PERMIT (SUP-77538) TO ALLOW A 1,760 SQUARE-FOOT REDUCTION FOR A TOTAL OF 6,240 SQUARE FEET WITH 2,500 OF OUTDOOR SEATING AREA at 517 Fremont Street (APN 139-34-601-016), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77538) shall be required.
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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**November 17, 2021**

This action by the Department of Planning staff on **November 17, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a large, sweeping flourish extending to the right.

Eric McCammond  
Senior Management Analyst  
Department of Planning

EM:nl

c.c.:

Mr. Ryan Doherty  
Cheapshot LLC  
1028 Fremont Street, Ste. 200  
Las Vegas, Nevada 89101

Mr. Paul Scaringe  
1028 Fremont Street, Ste. 200  
Las Vegas, Nevada 89101