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July 10, 2024

Ernest A. Becker
FIN Squared, LLC
3065 North Rancho Drive, Suite 130
Las Vegas, Nevada 89130

**RE: 24-0245-SUP1
PLANNING COMMISSION MEETING OF JULY 09, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 09, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 2,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A 140-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 4012 North Tenaya Way (APN 138-03-801-001), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for An Alcohol, On-Premise Full 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. A Waiver from Title 19.12 is hereby approved, to allow a 140-foot distance separation from a city park where 400 feet is required.
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, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on July 09, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after July 22, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Daniel Gonzales
Sin Fronteras Food Group, LLC
4012 North Tenaya Way
Las Vegas, Nevada 89129

Eric J. Beal, Esq.
Saltzman Muga Dushoff PLLC
1835 Village Center Circle
Las Vegas, Nevada 89134