



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

April 9, 2025

95 LLC  
3711 Regulas Avenue, Suite 200  
Las Vegas, Nevada 89102

**RE: 25-0056-SUP1**  
**PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) WITH WAIVERS TO ALLOW AN 80-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND A 255-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 6702 West Cheyenne Avenue (APN 138-10-816-003), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Restricted (1 to 5 Machines) use, except as modified by conditions herein.
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 an 80-foot distance separation from and Individual care center licensed for more than 12 children where 400 feet is required.
4. A Waiver from Title 19.12 is hereby approved, to allow a 255-foot distance separation from a Church/house of worship where 400 feet is required.
5. 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.

6. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on May 21, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Liz Lutz  
Short Line Gaming, LLC  
7330 Eastgate Road, Suite 120  
Henderson, Nevada 89011