



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

May 21, 2025

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

**RE: 25-0056-SUP1**  
**CITY COUNCIL MEETING OF MAY 21, 2025**

Dear Applicant:

The City Council at a regular meeting held on *May 21, 2025* voted to **APPROVE** 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). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2025.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

cc:

Liz Lutz  
Short Line Gaming, LLC  
7330 Eastgate Road, Suite 120  
Las Vegas, Nevada 89102

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