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November 19, 2025

Fred Mossler
712 Holdings LLC
840 South Rancho 4-631
Las Vegas, Nevada 89106

**RE: 25-0450 [SUP1, SUP2, AND SUP3]
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to **APPROVE** the following Land Use Entitlement project requests at 712 and 714 South 1st Street (APNs 139-34-301-016 and 139-34-310-015), C-M (Commercial / Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

25-0450-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED (6-15 MACHINES) AT 714 SOUTH 1ST STREET [APN 139-34-310-015]

25-0450-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 5,803 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 496 SQUARE-FOOT PATIO AREA AND A 1,207 SQUARE-FOOT ROOF TOP DECK AREA USE AT 712 SOUTH 1ST STREET [APN 139-34-301-016]

25-0450-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED 7,468 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH ALCOHOL, OFF-PREMISE ANCILLARY AT 714 SOUTH 1ST STREET [APN 139-34-310-015]

This approval is subject to the following conditions:

25-0450-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Restricted (6-15 machines) 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. 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0450-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-67888) and Site Development Plan Review (25-0054-SDR1), except as modified herein.
3. Special Use Permit (SUP-67886), Special Use Permit (25-0054-SUP1) and Special Use Permit (25-0054-SUP2) are hereby expunged upon final approval.
4. 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.
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. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0450-SUP3 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full and Off-Premise Ancillary use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-67888) and Site Development Plan Review (25-0054-SDR1), except as modified herein.
3. Special Use Permit (SUP-67886), Special Use Permit (25-0054-SUP1) and Special Use Permit (25-0054-SUP2) are hereby expunged upon final approval.
4. 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.
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. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. 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 **November 18, 2025** 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 **December 1, 2025**. 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:

Elias George

EPG Law Group

5940 South Rainbow Las Vegas, Nevada 89118