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June 24, 2024

City of Las Vegas Department of Planning
495 S. Main Street
Las Vegas, Nevada 89101

Re: Application for Special Use Permit

Applicant: HUKL SUNNY LV, LLC
Project: Ciao Vino
APN: 138-32-312-005
Address: 740 S. Rampart Blvd. Suites 8 – 11, Las Vegas, NV 89145
Proposed Use: Alcohol, On-Premise Full/Outdoor Dining and Drinking

Dear Sir/Madam:

This firm represents HUKL SUNNY LV, LLC (the “Applicant”) regarding liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application to allow for an Alcohol, On-Premise Full Establishment use in conjunction with a restaurant (the “Business”).

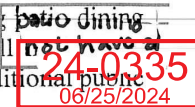
The Applicant has entered into a Lease Agreement for a 5,272 square foot full-service restaurant and outdoor seating area located at 740 S. Rampart Blvd., Suites 8-11, Las Vegas, NV (the “Premises”). The Premises contain 4,022 square foot restaurant and bar area, and an approximate 1,250 square-foot outdoor seating area.

The Premises are situated within the Boca Park shopping center, an existing 641,664 square-foot shopping center, which provides shared access and parking throughout the center and meets the minimum parking requirements and provides for adequate pedestrian and vehicle ingress/egress to and from the Premises by way of the various shopping entrances and exits on Rampart Blvd., Charleston Blvd., and Meriado Ln.

The Business is within the PD (Planned Development) zoning district which allows Alcohol, On-Premise Full use with an approved Special Use Permit.

The Premises is not located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or city park. The Premises previously received approval for a special use permit to allow for full alcohol on-sale and outdoor service (22-0357-SUP1). The prior tenant went out of business and unfortunately due to unforeseen delays, the Business will not be ready to open until after the special use permit becomes void on July 14th due to 180 days of non-use pursuant to Las Vegas Development Code 19.16.110(P)(2).

The sale and service of full alcohol for on-premises consumption, including ~~outdoor dining~~ and service, is compatible with other uses in the immediate community and will not have a detrimental impact on adjacent properties or the traffic conditions in the area. No additional public



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services, utilities or parking accommodation will be necessary to accommodate the proposed use at the Business.

The Applicant is committed to complying with all local and State laws regarding the sale of alcoholic beverages for on-premise consumption. The Business will operate seven days a week, from 10am until 1am and will employ approximately 60 people.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

SALTZMAN MUGAN DUSHOFF



Eric J. Beal, Esq.

EJB:

Enclosures

cc: Matthew D. Saltzman, Esq. (w/o encls.)

24-0335
06/25/2024