



# SALTZMAN MUGAN DUSHOFF

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August 8, 2024

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

**Re: Application for Special Use Permit**

**Applicant:** With Love Always LLC  
**Project:** With Love, Always  
**APN:** 125-20-402-008  
**Address:** 6441 N. Durango Dr. Ste. 140 Las Vegas, NV 89149  
**Proposed Use:** Restaurant with alcohol

Dear Sir/Madam:

This firm represents With Love Always LLC (the "Applicant") regarding liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application to allow for a Restaurant with alcohol (the "Business").

The Applicant has entered into a Lease Agreement for a 1,099 square foot premises located at 6441 N. Durango Dr. Ste. 140 Las Vegas, NV 89149 (the "Premises"). An amendment to the Lease Agreement contemplates the Premises being used for beer/wine on-premise. The Premises is situated within a shopping center on the northwest corner of W. Centennial Pkwy. and N. Durango Dr. The Applicant does not intend to make any changes to the attached site and floor plans.

The Premises is within the T-C zoning district and is within the Town Center Master Plan. The Premises is zoned for general commercial in the Town Center Development Standards Manual, which allows a Restaurant with alcohol with an approved Special Use Permit. The sale of alcohol products for on-premises consumption 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 services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

There is adequate employee and customer parking available and the site provides adequate pedestrian and vehicle ingress/egress to and from the Premises by way of the shopping center entrances at N. Durango Rd. and from W. Centennial Pkwy. The Business operates daily from 11 a.m. to 11 p.m. 7 days a week. The Applicant will employ approximately 10-15 individuals.

The Premises are not located within 400 feet of any place of worship, school, childcare facility, or city park.

The Applicant is committed to complying with all local and State laws regarding the sale of alcoholic beverages for on-premises consumption.

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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**

A handwritten signature in black ink, appearing to be "E. Beal", written over a light blue horizontal line.

Eric J. Beal, Esq.

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

