

# DC Petersen Professional Consultants

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November 23, 2023, December 21, 2023 REVISED

City of Las Vegas Department of Planning  
495 S. Main Street, 3<sup>rd</sup> floor  
Las Vegas, Nevada 89101

ATTN: Josh Nolan, Planner

**RE: Downtown Sanchez  
623 S. 4<sup>th</sup> Street  
APN: 139-34-311-138  
SPECIAL USE PERMIT 23-0645-SUP1  
JUSTIFICATION LETTER**

Dear Josh:

We respectfully request favorable consideration on the attached application for two (2) Special Use Permits.

The proposed Special Use permit no. 1 is for a single story 1,235 sf Tavern – Limited Establishment with 3,080 sf of outdoor patio seating on 0.16 acres. There is 1,900 sf of back yard where the food truck will be located.

The proposed Special Use permit no. 2 is for a mobile food vendor. They will provide food service for the customers. There are two (2) parking spaces provided and accessed from the alley. We request to modify the hours of operations to eight (8) hours within a twenty (24) hour period per 19.12.070.8a.

This project was previously approved under SUP-78135, as submitted except for the proposed Mobile Food Vendor.

The proposal is appropriate based on the following finding of facts:

1. The proposed development is compatible with adjacent development and other proposed development in the area;
2. The proposed development is consistent with the applicable General Plan, Title 19, and the Interim Downtown Las Vegas Development Standards and other duly adopted City plans. Policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an

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orderly and aesthetically pleasing environment; and are harmonious and compatible with the development of the area;

6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard C. Gallegos". The signature is fluid and cursive, with a large initial "R" and "G".

Richard C. Gallegos  
Project Director

23-0645  
01/09/2024