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ATTORNEYS AT LAW

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May 6, 2024

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

Re: Application for Special Use Permit and Waiver of Distance Separation Requirements

Applicant: Sin Fronteras Food Group, LLC
Project: Sin Fronteras Tacos
APN: 138-03-801-001
Address: 4012 N. Tenaya Way, Las Vegas, NV 89129
Proposed Use: Alcohol, On-Premise Full Establishment

Dear Sir/Madam:

This firm represents Sin Fronteras Group, 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”), and waiver of the distance separation requirements to allow a 140-foot distance separation from a city park, W. Wayne Bunker Family Park, where 400 feet is required.

The Applicant entered into a Lease Agreement for a 2,000 square foot premises located at 4012 N. Tenaya Way, Las Vegas, NV 89129 (the “Premises”). The Premises is situated within a larger shopping center on the northeast corner of W. Alexander Road and N. Tenaya Way. The Premises and the Applicant currently have a special use permit (73659-SUP) for a beer/wine/spirit-based on-sale alcohol license and waiver of the distance requirement. The Applicant does not intend to make any changes to the attached site and floor plans.

The Business is within the C-1 (Limited Commercial) zoning district which allows Alcohol, On-Premise Full use 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 accommodation will be necessary to accommodate the proposed use at the Business. There is no outdoor patio dining area.

The Applicant has previously been granted a waiver for its beer/wine/spirit-based on-sale use. The City found that the Premises are separated from the park by both Tenaya Way and Alexander Road, each 120-foot wide primary arterials. The Premises are located within a well-established commercial shopping center which offers similar alcohol service. A waiver will not constitute a special privilege inconsistent with limitations placed upon other properties in the vicinity or the land use district in which the property is located.

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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. Tenaya Way and from W. Alexander Rd. The Business intends to operate daily from 10 a.m. to 8:30 p.m. Monday-Thursday and 10 a.m. to 9 p.m. Friday-Saturday. The Applicant employs approximately 13 individuals.

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

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 read "Eric J. Beal".

Eric J. Beal, Esq.

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

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05/10/2024