



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit, Site Development Plan Review

Project Address (Location) 1300 S Main St Suite 120, Las Vegas NV 89102

Project Name 1300 Main St **Proposed Use** Retail, Alcohol, Nightclub

Assessor's Parcel #(s) 162-03-110-094 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-M Proposed C-M

Additional Information _____

Property Owner 2018 Tony and Jasmin Pei Wen Tsai Revocable Trust **Contact** Tony Tsai
Address 1124 Westminster Ave **City** Alhambra **State** CA **Zip** 91803
E-mail tonytsai515@yahoo.com **Phone** 626-705-9943

Applicant Cake & Bone, LLC **Contact** Shane Terry
Address 1301 S 6th St **City** Las Vegas **State** NV **Zip** 89104
E-mail shane@taprootbrands.com **Phone** _____

Representative N/A **Contact** _____
Address _____ **City** _____ **State** _____ **Zip** _____
E-mail _____ **Phone** _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☒ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official Trinity Schlottman - GC on multiple projects **Partner(s)** Shane Terry
Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature] 8/14/2023

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

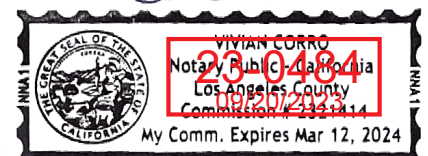
Print Name TONY TSAI

Subscribed and sworn before me

This 14th day of AUGUST, 2023

LOS ANGELES, CALIFORNIA

Notary Public in and for said County and State



Document #:
0823-SDP-01

Date:
8/8/23

RE: Authorization for Site Development Plan Review Application by Non-Property Owner for the property located at 1300 Main St, Suite 120, Las Vegas, NV 89104, APN # 162-03-110-094

To Whom It May Concern:

I am a Trustee of the 2018 Tony and Jasmin Pei Wen Tsai Revocable Trust which owns the subject property described above (the "Property").

I am authorizing Shane Terry, Manager of Cake & Bone, LLC, the lessee of the Property, to sign the application for the Site Development Plan Review. I further stipulate that I consent to the filing and processing of the application and agree to be bound by the requested Site Development Plan Review.

If you have any questions, please do not hesitate to contact me at 626-705-9943 or via email at tonyctsai515@yahoo.com.

Respectfully,



Tony Tsai

Trustee, 2018 Tony and Jasmin Pei Wen Tsai Revocable Trust

23-0484
09/20/2023



23-0484
09/20/2023

TRINITY HAVEN DEVELOPMENT
100 S. MARYLAND PARKWAY SUITE 210
LAS VEGAS, NV 89101
702-244-8397
MULTI-JURISDICTIONAL
LICENSE #0075064
CORRECT - TRINITY HAVEN DEVELOPMENT 05/23

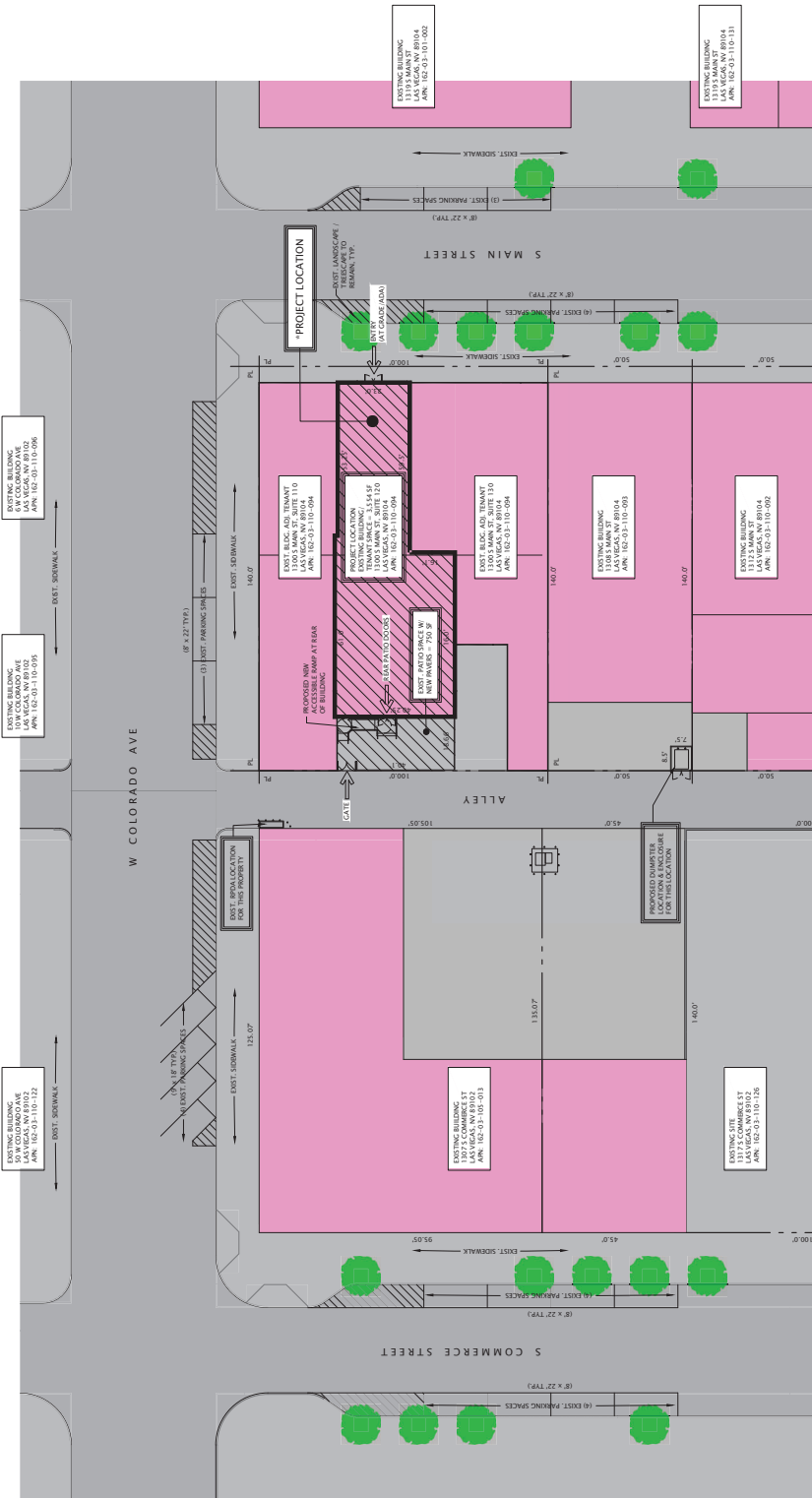
PROJECT NAME & ADDRESS
CAKE & BONE / RITUAL
1300 S MAIN STREET, SUITE 120
LAS VEGAS, NV 89104

NO.	REVISION / ISSUE	DATE
	SUBMITTAL	09/20/23

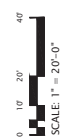
SHEET DESCRIPTION
EXISTING SITE PLAN

PROJECT NO.	23-026
SHEET NO.	09/20/23
SCALE	AS NOTED

G0.1



1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"



2 LOCATION MAP
G0.1 NOT TO SCALE

EXISTING BUILDING AND PAVED AREA TO REMAIN
TOTAL PROPERTY SIZE (TENANT) = 4,304 SF
TOTAL INT. SPACE = 3,554 SF
TOTAL PAVED SPACE = 1,750 SF
PARKING REQUIRED:
THIS PROPERTY IS LOCATED WITHIN CITY OF LAS VEGAS, WHERE PARKING REQUIREMENTS ARE NOT AUTOMATICALLY APPLIED.
PARKING IS REQUIRED:
EXIST. STREET PARKING TO REMAIN, NO PARKING ON SITE



23-0484
09/20/2023

