



# 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 and Waiver of Distance Requirements

Project Address (Location) 4012 N. Tenaya Way, Las Vegas, NV, 89129 Restaurant with full alcohol on-

Project Name Sin Fronteras Tacos Proposed Use premise

Assessor's Parcel #(s) 138-03-801-001 Ward # 4

General Plan: Existing Lone Mountain Proposed N/A Zoning: Existing C-1 Proposed N/A

Additional Information The Applicant also requests a waiver of the distance separation requirements to allow a 140-foot distance separation from a city park where 400 feet is required.

Property Owner FIN Squared, LLC Contact Ernest A. Becker  
 Address 3065 N. Rancho Dr., Suite 130 City Las Vegas State NV Zip 89130  
 E-mail eabj@eabinv.com Phone 702-331-9080 ext #113

Applicant Sin Fronteras Food Group, LLC Contact Daniel Gonzales  
 Address 4012 N. Tenaya Way City Las Vegas State NV Zip 89129  
 E-mail danielgonzaledmg@gmail.com Phone 702-812-5426

Representative Saltzman Mugan Dushoff PLLC Contact Eric J. Beal, Esq.  
 Address 1835 Village Center Circle City Las Vegas State NV Zip 89134  
 E-mail ebeal@nvbusinesslaw.com Phone 702-405-8500

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 \_\_\_\_\_ Partner(s) \_\_\_\_\_  
 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 \_\_\_\_\_

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

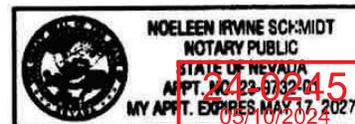
Print Name ERNEST A. BECKER II

Subscribed and sworn before me

This 14th day of February, 2024

Noelleen Irvine Schmidt

Notary Public in and for said County and State Clark County Nevada





W = WAITING AREA

E. 3/8" = 1'-0"

GREEN MARKS: Suite connections

A= Dining Room  
B= Kitchen

(2000 sq. ft.)



(Max. Occupancy 72)

NO ALC. SIGN

Exit/Entrance

Yellow Marked Alcohol Storage

42 sq. ft. W

(Seat Count 60)

Dining Area: 800 sq. ft.

Cashier

Alc Fridge

BAR L Prep 50 sq. ft.

EX-RESTROOM 42 sq. ft.

KITCHEN PREP 90 sq. ft.

EX-KITCHEN 700 sq. ft.

Alcohol Storage 70 sq. ft. UTILITY

EX-RESTROOM 56 sq. ft.

24-0245  
05/10/2024

FLOOR PLAN MODIFICATION

03

SCALE: 1/4" = 1'-0"

