



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

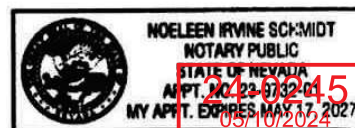
February

, 20

24

Notary Public in and for said County and State

Clark County Nevada



[illegible][illegible]

01 SITE PLAN
SCALE: 1/32" = 1'-0"

24-0245
05/10/2024

SITE PLAN

SHEET

A1.00

PLOT:
10.16.19
JOB:
#19179

GENERAL CONTRACTOR SIGNATURE: _____

NAME: _____
 TITLE: _____
 DATE: _____
 DA UC: NO: _____
 TYPE: _____

THESE PLAYS ARE REPRODUCED AND SUBMITTED AS AN EXPERIMENT TO BE COLLECTED
ON WORKING MATERIALS. THESE ARE NOT TO BE REPRODUCED OR SUBMITTED TO ANY OTHER
PERSON OR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR.

PROJECT :

4016 & 4012 TENAYA WAY
TENANT IMPROVEMENT

4016 & 4012 TENAYA WAY
LAS VEGAS, NV 89129

REVISIONS:

W = WAITING AREA

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

GREEN MARKS: Suite connections

A= Dining Room

B= Kitchen

(2000 sq.ft.)

→ N

(Max. Occupancy 72)

NO
ALC.
SIGN

Exit/
Entrance

42 sq. ft.
W

(Seat
count
60)

Dining Area:
800 sq. ft.

Cashier

Alc
Fridge

BAR
L Prep 50 sq. ft.

42 sq. ft.

KITCHEN PREP

90 sq. ft.

700 sq. ft.
EX-KITCHEN

70 sq. ft.

56 sq. ft.

56 sq. ft.

24-0245
05/10/2024

FLOOR PLAN MODIFICATION

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