

712 Holdings LLC
840 S Rancho #4-631
Las Vegas, NV 89106

December 11, 2024

Planning & Development
City of Las Vegas
495 S Main St
Las Vegas, NV 89101

Re: 712 S 1st Street, 4th Extension of Time SUP-67886 & SDR-67888

Dear Members of the Planning Department:

I am writing this letter of justification for an extension of time for Site Development Review (SDR-67888) and Special Use Permit (SUP-67886) for a tavern. This property was previously two parcels and was combined into one lot after the original approval in January 2017. The property is zoned Commercial/Industrial (C-M) and is located within the City of Las Vegas Redevelopment Area.

This property was recently purchased by 712 Holdings LLC, and we would like to extend this SUP and SDR to convert the existing buildings into a gastro pub. A former garage/auto repair facility would be converted into a tavern area with a bar, gaming machines, and indoor dining, and new roll-up doors would be installed to open out to the outside dining area.

Extensive landscaping will be added to the property, and the existing architecture will be maintained and enhanced. This design will make customers feel like they are removed from the hustle and bustle of downtown, while still being in walking distance to many of offices and mixed-use residential developments.

This project was put on hold by the previous owner, with the ramifications of COVID necessitating a hold on plans due to the uncertainty of the hospitality business. We as the new owners are now eager to develop this site.

This extension of time is necessary for us to move forward with development plans, and to add to the opening of new businesses in Downtown Las Vegas.

25-0003
01/08/2025

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Las Vegas, NV 89106

We appreciate your consideration for this extension of time. Please reach out to me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Mossler', written in a cursive style.

Fred Mossler
712 Holdings LLC

25-0003
01/08/2025