

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

ARGENTUM LAW

Jeff Donato

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Law Offices

Las Vegas (702) 997-0066
Reno (775) 473-7444

June 17, 2022

BY EMAIL: cstewart@LasVegasNevada.gov

City of Las Vegas
Department of Planning
Attn: Courey Stewart, Planner II
495 S. Main St., 3rd Floor
Las Vegas, Nevada 89101

Re: Application Nos. 22-0240-SUP1 and 22-0240-SUP2

Dear Courey:

This law firm represents S&S Fuels Management, LLC, a Nevada limited liability company (the “**Company**”), with regard to those certain City of Las Vegas (the “**City**”) land use applications, including 22-0240-SUP1 and 22-0240-SUP2 (collectively, the “**Applications**”), for that certain real property located at the northeast corner of Charleston Boulevard and Antelope Way, more particularly described as APNs 138-34-802-005 and 138-34-802-006 (the “**Property**”).

The Applications are scheduled to be heard by the City Planning Commission on June 21, 2022. Since Staff determined the existing liquor and gaming uses described in the Applications can be treated as legal non-conforming uses, we hereby respectfully request the Applications be withdrawn without prejudice.

If the Company’s request to withdraw the Applications without prejudice is granted by the City, we understand the following:

1. The Company will be permitted to continue to keep seven (7) gaming machines on the Property;
2. If the liquor and gaming uses cease on the Property for more than one (1) year, the uses will become voided and would need to comply with current City Code requirements;

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3. If the liquor and gaming uses cease on the Property for more than one (1) year, the Company has the option to request an Extension of Time (“EOT”) to keep the uses treated as legal non-conforming uses; and
4. If the EOT were to be denied, the Company would need to request new SUP entitlements for liquor and gaming for the Property, subject to new Code requirements.

Your kind assistance with processing the Company’s request to withdraw the Applications without prejudice would be greatly appreciated.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

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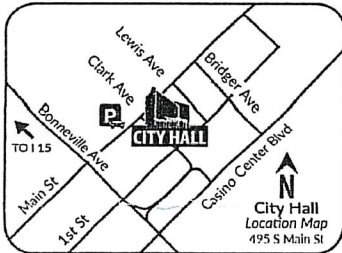


Jeff Donato

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

22-0240 and 22-0240-VAR1 and 22-0240-VAR2 and 22-0240-SUP1 and 22-0240-SUP2 and 22-0240-SDR1

Planning Commission Meeting of 06/21/2022

22-0240

16303502006

SANCHEZ ALEXANDER J

1320 S TENAYA WAY

LAS VEGAS NV 89117-1503

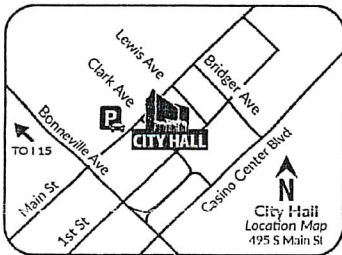
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Planning Commission Meeting of 06/21/2022

22-0240

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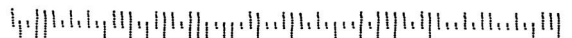
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1320 S TENAYA WAY

LAS VEGAS NV 89117-1503

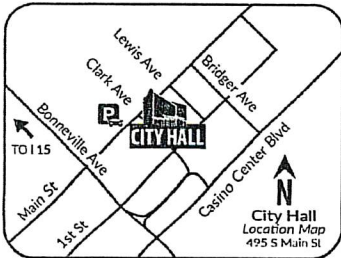
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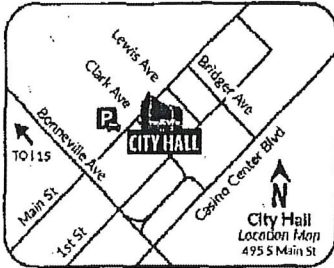
Planning Commission Meeting of 06/21/2022

*Is this a joke? Crooked, it will be built regardless,
1-mile there are three 928 STATIONS - UNACCEPTABLE!!!*

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22-0240

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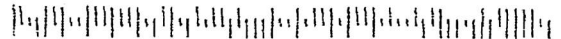
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MARX JAMES G & MARCIA K TRS

1501 WINDHAVEN CIR

LAS VEGAS NV 89117-1532

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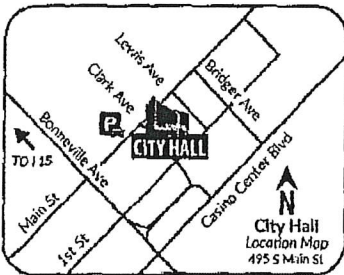
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22-0240

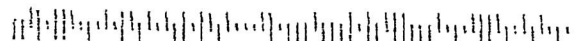
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THOMPSON MAGGY LIVING TRUST

7509 PINEDALE AVE

LAS VEGAS NV 89145

55 DRDFMP1 05145



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