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July 13, 2006

City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Monterrey Investments, LLC
Justification Letter
APN: 125-27-232-011

Gentlemen:

Please be advised that I represent Monterrey Investments, LLC in connection with its applications being submitted to allow a supper club and office space located west of the southwest corner of Tenaya Way and Azure Drive and commonly known as Assessor's Parcel No. 125-27-222-011.

We are applying for a special use permit to allow on-premise consumption of alcohol and to allow restricted gaming of five machines. This property is currently zoned SX-TC, which allows for on-premise consumption of alcohol and gaming with approval of a special use permit.

Additionally, we are applying for a variance to reduce the parking requirement. Currently, there are 61 spaces where 65 are required. The reduction of 4 spaces should not directly impact this location based on peak hours of operation for the supper club. The office will be open from 8 am to 5 pm; the supper club will have the majority of its patrons during the dinner hour, which is customarily between 5 and 9 pm. Because the primary usage for each business will not overlap and because it is anticipated that the office will have minimum traffic, if any, the lack of 4 parking spaces will not impact the parking requirement and the 61 spaces will be sufficient for both the office space and supper club patrons.

Furthermore, we are requesting a waiver to reduce the lot landscaping and a waiver to reduce the perimeter landscaping buffer. In order to acquire more parking, we are sacrificing 3 small areas of lot landscaping that were originally located between the parking spaces. As to the perimeter landscaping, we are requesting a waiver to allow 7 ft. of landscaping on the east property line where 8 ft. is required and an average of a 2 ft.

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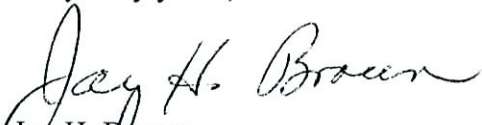
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reduction of landscaping on the west side of the property. The west property line has the required 8 ft. of landscaping for the most part, except along the building where the landscaping averages 6 ft. However, there remains a significant amount of landscaping on the property. Specifically, the property owner has provided 30 ft. of landscaping on the south side of the property as well as a running path to provide a buffer between the site and the adjacent residential property. Additionally, 4 feet of landscaping has been provided on the north side of the property where none was required. Therefore, there will not be any aesthetic loss on the subject site as a result of the minor reduction in landscaping.

An application for a Site Development Plan Review is also enclosed for the construction of the building.

If you should have any questions, please contact me at the above number.

Very truly yours,


Jay H. Brown

JHB:cc
Enc.

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