LAW OFFICE
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April 14, 2009

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

Re: Special Use Permit for a Sports Bar / Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a tavern within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential neighborhood located at the northeast corner of Alta Drive and Rampart Boulevard.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment. The parking allocation for this establishment is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

Please refer to Ordinance 6013, adopted 04-Nov-08 that exempts liquor establishments within mixed use districts from distance separation requirements.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements

SUP-34175
05/28/09 PC

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APR 14 2009