

JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
DOUGLAS M. COHEN
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE
MICHAEL G. ALONSO
ANN MORGAN
KRIS T. BALLARD

WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK J. SHEEHAN
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
RICHARD M. TRACHOK, II
EDWARD M. GARCIA
ELIZABETH FIELDER
MOLLY MALONE REZAC
BRIAN R. IRVINE
MATTHEW T. MILONE
BRETT J. SCOLARI
AMANDA J. COWLEY
TRACY A. DIFILLIPPO

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169
TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

JUSTIN J. BUSTOS
DANIEL S. CEREGHINO
KENNETH K. CHING
CONOR P. FLYNN
BENJAMIN W. KENNEDY
WAYNE O. KLOMP
VAR E. LORDAHL, JR.
RICHARD A. RAWSON
JOHN P. SANDE, IV
BRADLEY SCOTT SCHRAGER
JESSE A. WADHAMS
GORDON H. WARREN
SHANNON C. WITTENBERGER*

MELVIN D. CLOSE, JR.
RICHARD G. BARRIER

JEFFERY S. GEEN
OF COUNSEL

CLIFFORD A. JONES (1912 - 2001)
HERBERT M. JONES (1914 - 2008)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

CATHERINE A. SOURK
EXECUTIVE DIRECTOR

Writer's Direct Line
(702) 862-3317
E-Mail Address
emg@jonesvargas.com

July 12, 2011

City of Las Vegas - Department of Planning
3rd Floor, City Hall
400 Stewart Ave.
Las Vegas, NV 89101

Hand Delivered

RE: Justification Letter for Extension of Time Application for 2400 Buffalo Location

Department of Planning:

Please be advised that this firm represents Becker Enterprises, LLC d/b/a Becker Steakhouse (hereinafter referred to as the "Applicant"). This letter serves as justification for support of the accompanying application for an extension of time for a tavern/liquor establishment at the above referenced location.

In March 2004, the City of Las Vegas issued a Liquor Establishment (Tavern) special use permit and distance requirement waivers to the location. The location ceased operations on July 19, 2010. The location has previously been determined to be non-conforming use. Therefore, it maintains its approvals for one year before an extension of time must be filed. Accordingly, this application for an extension of time serves to maintain the referenced approvals at the location until such time as a new operator can be located.

Becker's Steakhouse has been operating since 2004 in a single story commercial complex, with a valid Liquor Establishment (Tavern) permit. The Planning Commission had determined that the prior approved land use application was harmonious and compatible with the existing surrounding land uses based on the C-1 zoning designation.

The Applicant respectfully requests approval of this Extension of Time Application.

RENO OFFICE
300 EAST SECOND STREET, SUITE 1510, RENO, NEVADA 89501 TEL (775) 786-5000 FAX (775) 786-1177
*LICENSED IN WISCONSIN ONLY

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If you would like to further discuss this matter, please do not hesitate to contact me. Additionally, please send a copy of all future correspondence relating to this matter to my attention.

Very truly yours,

JONES VARGAS



Edward M. Garcia

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