

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 Martini Bar / Liquor Establishment within Tivoli Village at
Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

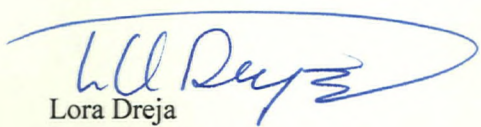
Please consider this request to allow a Liquor Establishment within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential neighborhood located at the northeast corner of Alta Drive and Rampart Boulevard.

This Martini bar uses a unique two-story design. The first story has both standard table seating as well as a lounge area. The second story offers an outdoor terraced seating area that overlooks the Tivoli Village entry feature and the commercial promenade below. The second story indoor area provides 15 gaming machines and additional seating area. The total area of the leased space is 5,807 feet.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment. The parking allocation for this restaurant 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 also refer to ordinance 6013 that waives a separation requirement between like uses and parks when located in a mixed use development.

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

Very truly yours,


Lora Dreja
Land Entitlements

SUP-34176
05/28/09 PC

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