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March 24, 2011

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

Re: Special Use Permit for a Martini Lounge / Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003 Building 9 units 150 and 230.

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment (tavern) within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development 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 second story outdoor area is integrated into the Tivoli Village second story promenade. It is designed to facilitate thoroughfare for both patrons of the establishment as well as the general public. Furniture is permanently affixed to the mezzanine and will accommodate patrons of the establishment as well as the larger mixed use district.

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 taverns that are located in a mixed use district.

This application requires a waiver of separation distance to allow less than 1,500 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 160 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 1000 feet from the front door of the supper-club to the property line of the playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet

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deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this liquor establishment. If you have additional concerns please phone me at 598-1408.

Very truly yours,



Lora Dreja
Land Entitlements

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