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February 28, 2013

Yorgo Kagafas, AICP
Senior Planner
Planning & Development
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 2620 Regatta /SUP-48184, SDR-48185 Revised Justification Letter

Dear Mr. Kagafas:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. This site was originally approved as a shopping center with a tavern, and subsequently two restaurants with service bars have been approved and built and also a Chabad (place of worship) was built on a pad site on the corner.

There is a private reception area where they hold private parties and the center has a wedding chapel license and holds receptions on site through a caterer's license. The request is for:

Expansion of the Service Bar to a Supper Club to include to include additional space currently being used for private parties

We are requesting a Site Development Review for areas of the building that have been enclosed. Permits were issued for covers in the front and rear of the property and the owner has enclosed them with glass without benefit of a building permit. The architect has been working with the Building Department square feet of the new/enclosed area is the bar area in front of the room designated Existing Garden that is used for receptions and private parties.

The supper club is 8,587 square feet of enclosed space. There are 1499 square feet of outside dining area, for a total of 10,086. A future SDR will be filed for the revisions to the remainder of the center.

**SUP-48184
SDR-48185
REVISED**

We believe this to be a good use of the property; it basically clarifies the uses of the property. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

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**SUP-48184
SDR-48185
REVISED**