



February 7, 2025

RE: Justification Letter

Dear Planning Commission:

The Peyote Room LLC, a newly formed Nevada company, is applying for a conditional use permit to provide banquet services at in an approximately 2500 SF room, located on the third floor of 2050 Pinto Lane (Ste 300), Las Vegas, NV 89106. Our location is well situated in the Medical District, currently the area for a development plan to increase economic development and urbanization with a medical focus. Currently, the three largest players in the area are UNLV Medical School, University Medical Center, and Valley Hospital, which provide facilities for their own internal staff and employees, but not for the general public. Additionally, there are a variety of medical clinics in the area. There is currently no facility that provides a gathering place for events or banquets, and we hope to create such a space. This space will be available to be booked for events, conferences, and lectures. Because of the location within the Medical District, we hope to promote events that further develop the medical community and enhance collaboration across institutions and individual medical clinics.

Parking associated with the event center is located across the street and consists of 83 spaces. Because our events are targeted for the evening hours after 5pm, there will be ample parking for guests of the event as the daytime clinics and surgery center using the space will be closed.

We hope to serve wine and beer, which is part of the conditional use for a banquet facility license. Additionally, we hope to seek a special use permit to service liquor during events, thus expanding the number of guests booking the space. Clients will be responsible for booking their own catering services to provide food or we can assist with identifying catering services for clients. We do not intend to be a food preparation location or a restaurant.

Sincerely,

The Peyote Room LLC

2050 Pinto Lane, Ste 300
Las Vegas, NV 89106
www.thepeyoterroom.com

