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January 9, 2025

City of Las Vegas Department of Planning
495 S. Main Street
Las Vegas, Nevada 89101

Re: Application for Special Use Permit

Applicant: JCS/SYMPHONY PARK HOTEL, LLC
Project: AC Element Symphony Park Hotel
APN: 139-33-610-029
Address: 330 S. Grand Central Pkwy. Las Vegas, NV 89106
Proposed Use: Alcohol, Off-Premise Full; Alcohol, Off-Premise Beer/Wine;
Alcohol, On-Premise Full

Dear Sir/Madam:

This firm represents JCS/SYMPHONY PARK HOTEL, LLC (the "Applicant") regarding business and liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application to allow for an Alcohol, Off-Premise Beer/Wine Establishment; and Alcohol, On-Premise Full Establishment; use in conjunction with a hotel.

The Premises will include a 441-room non-gaming hotel, a 1,200 square foot coffee market with a bar, various meeting and conference rooms, a pool, outdoor dining and drinking service, and two restaurants, including one with a bar.

The Applicant owns land which it is developing for a 261,530 square foot premises located at 330 S. Grand Central Pkwy. Las Vegas, NV 89106 (the "Premises"). The Premises is located on the southeast corner of Symphony Park Ave. and South Grand Central Pkwy.

The Premises are within the Symphony Park PD (Planned Development) zoning district. Non-gaming hotels, restaurants, general retail, coffee shops, and conferencing facilities are permitted uses under Section 5.0 of the Symphony Park Design Standards. The Symphony Park Design Standards further allow for alcohol with an approved special use permit.

The Premises are not located within 400 feet of any church/house of worship; school; individual care center licensed for more than 12 children; or city park. The Premises are not located within 1000 feet of another Alcohol Full Establishment.

The sale and service of alcohol for on-premise consumption and the sale of package beer/wine for off-premises consumption is compatible with other uses in the immediate community and will not have a detrimental impact on adjacent properties or the traffic conditions in the area.

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Package beer/wine will be sold in the hotel's coffee market and will generally be consumed in the hotel room of guests. The coffee market will dedicate more than 51% of gross retail floor space to the sale of prepackaged food products, household items, and other similar goods. No more than 10% of the gross retail floor space of the coffee market will be dedicated to the sale of beer and wine.

Alcohol will be served and sold from the Premises's restaurant but will be served to guests throughout the first floor of the hotel. No additional public services, utilities or parking accommodation will be necessary to accommodate the proposed use at the Business.

There will be adequate employee and customer parking available, and the site provides adequate pedestrian and vehicle ingress/egress to and from the Premises by way of Grand Central Pkwy and Robin Leach. The Business intends to twenty-four hours a day. The Applicant will employ approximately 120 individuals. The Business will contain 441 rooms.

The Applicant is committed to complying with all local and State laws regarding hotels and the sale of alcoholic beverages for on and off-premise consumption.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

SALTZMAN MUGAN DUSHOFF

A handwritten signature in black ink, appearing to read "Eric J. Beal", written over a horizontal line.

Eric J. Beal, Esq.

EJB:

Enclosures

cc: Matthew D. Saltzman, Esq. (w/o encls.)
Ryan N. Saxe, Esq. (w/o encls.)

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