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January 25, 2024

City of Las Vegas Planning and Zoning  
495 South Main Street  
Las Vegas, Nevada 89101

**RE: 162-03-401-005 Use Permit for on-premise, full alcohol permit 2211 South Las Vegas Boulevard**

Dear Madam/Sir,

This application is for a use permit to enable Alcohol on-premise, full to an existing mixed use development located in DTLV AREA 1. The subject suite was historically used as Thai then Soul Food restaurants that served beer and wine. The property has recently qualified to serve beer and wine via CUV-101430. This request for a full bar will, therefore, not materially impact the function of the site.

The operator, Mae Daly's Fine Steaks & Whiskeys, is themed as a tribute to a historical Las Vegas character known to serve whiskey during America's prohibition era. An allowance to serve a full bar including whiskey is therefore essential to satisfy this theme.

The property was constructed as a motel with restaurant in 1952. The property owner commenced renovations circa 2018 which involve bringing the buildings to upgraded IBC standards and converting motel rooms to living suites. The parcel to the north also underwent a conversion then was merged to the subject parcel. The unit count is now 127 living suites that use the historical parking layout although the parking area is bifurcated to secure spaces for residents.

The site is located in the DTLV AREA 1 where Title 19 parking standards are not applied. The residences reserve 84 secure spaces where 35 public spaces are on-site for shared parking with this restaurant and 2,500 SF Chapel of the Hearts. The Shared parking arrangement has worked well with previous tenants as the uses experience different peak hours. The public parking area fronting the restaurant has 23 spaces with an 11-space overflow lot on the northern portion of the site. This applicant has experience operating a fine dining restaurant on Las Vegas Blvd and calculated 70% of patrons are out of state visitors which presumably have a lower parking demand than Title 19 requirements. Further, the City continues to procure paid parking sites in Area to support the emerging mixed-use character of the area. The operator will facilitate a valet service when needed via arrangements with nearby properties.

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**Minor Modification to include 1,235 SF outdoor patio to City records:** A Recent retrofit completed on this segment of Las Vegas Boulevard reducing the width the driveway to more closely comply with current RTC standards. As a result, the property owner undertook on-site renovations to accommodate the changes. The on-site alterations included upgrading the groundcover to brick pavers, landscaping along the ROW to define the entry point. A third improvement defined a 1235 SF outdoor patio area by outlining a space with four foot decorative fencing. This modification is consistent with the City Masterplan which encourages streetside dining and visual interest. This addition also had the effect of narrowing the drive aisles thereby yielding a more organized parking layout.

With appreciation,



Lora Dreja  
Land Entitlements  
(702) 598-1408

24-0092  
03/11/2024



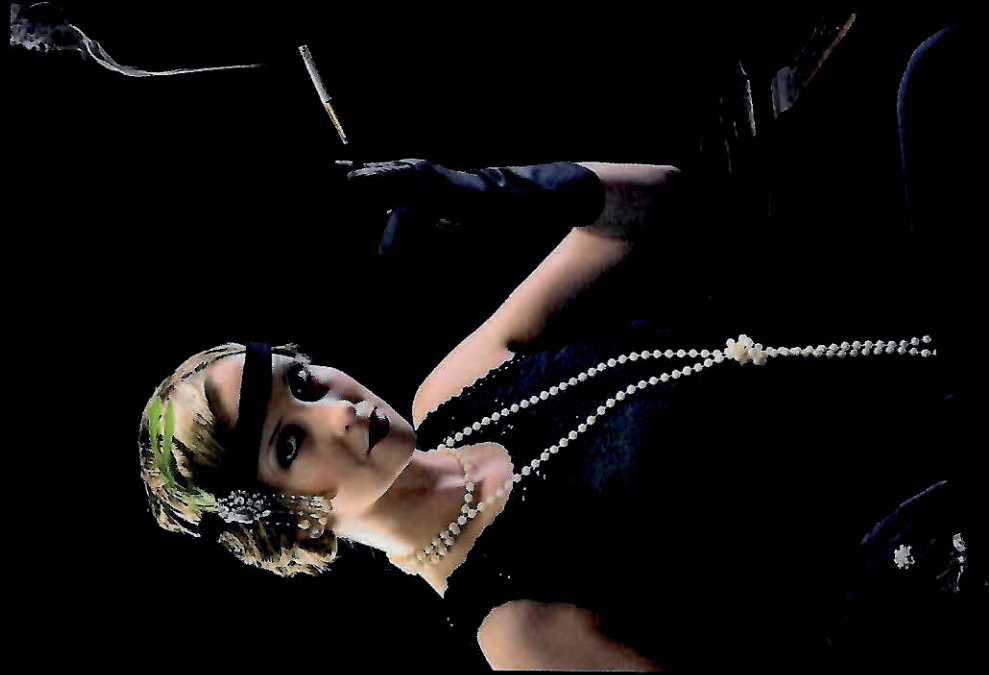
# THE LEGEND OF MAE DALY

WHILE THERE SEEMS TO BE NO DOCUMENTED PROOF OF THE SHEER EXISTENCE OF MAE DALY, HER STORY HAS LIVED ON IN SALOONS AND GAMING HALLS IN NEVADA FOR SEVERAL DECADES. SOME OLD TIMERS CLAIM TO HAVE KNOWN HER PERSONALLY. THE STORIES THEY TELL WILL LIVE ON FOREVER.

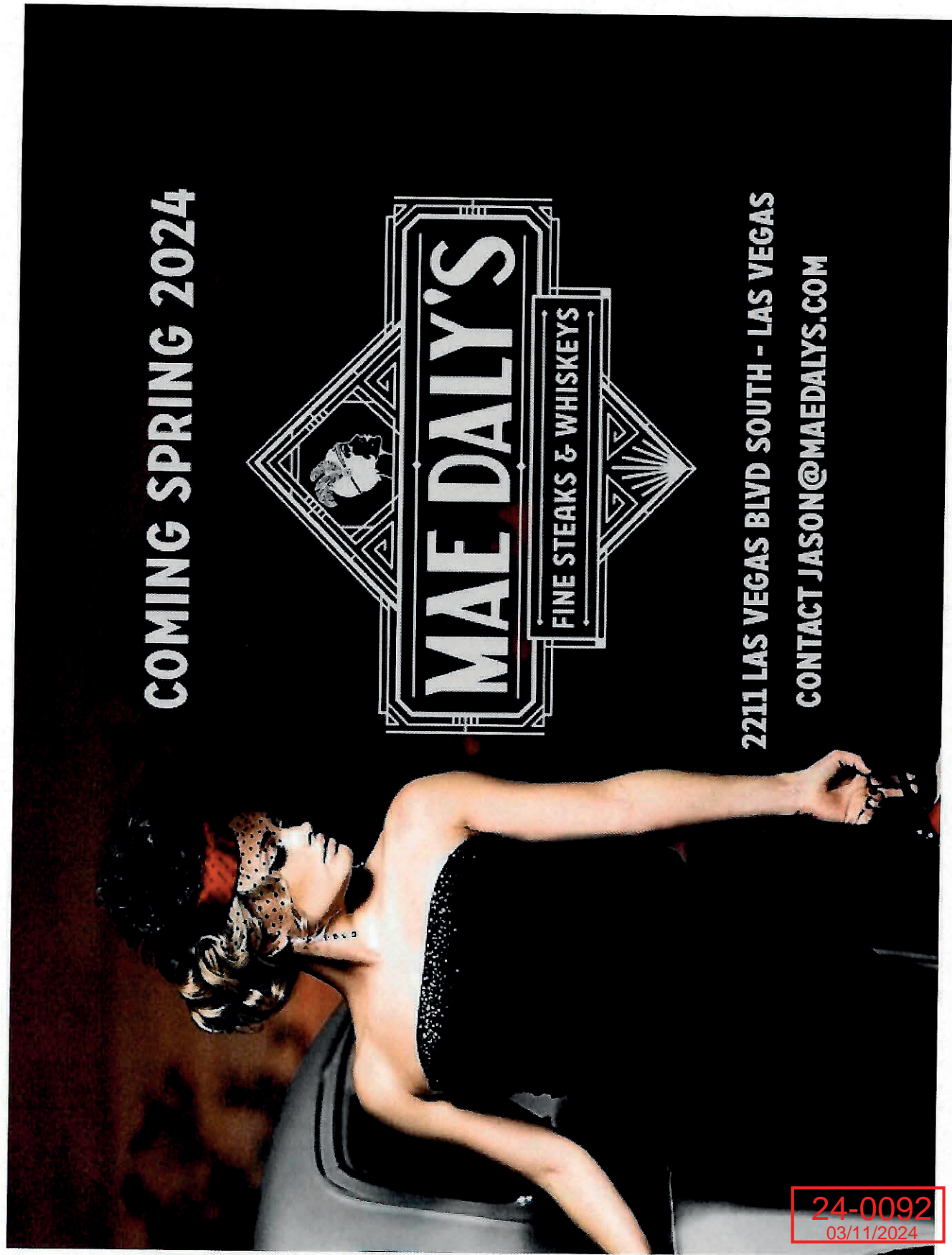
JANUARY 7, 1920, BEGAN PROHIBITION IN THE UNITED STATES. LAS VEGAS DID HAVE A CITY ORDINANCE AGAINST ALCOHOL, BUT SALOON OWNERS OPERATED OPENLY, NOT LIKE THE UNDERGROUND "SPEAKEASIES" IN OTHER CITIES. A FINE FROM A CITY VIOLATION OR A FEDERAL PROHIBITION CONVICTION WAS CONSIDERED THE COST OF DOING BUSINESS. BEFORE THE 1920S, THE ONLY WOMEN YOU WERE LIKELY TO FIND IN BARS OR SALOONS WERE THE KIND THAT WERE AVAILABLE FOR RENT, AND ANY "RESPECTABLE" LADY WOULD NEVER SET FOOT IN SUCH AN ESTABLISHMENT.

VEGAS WAS BUILT ON DEFIANCE, AND IN 1928, MAE DALY REDEFINED DEFIANCE IN LAS VEGAS, BY OPENING MAE DALY'S SALOON. SHE PROUDLY BOASTED THAT RESPECTFUL WOMEN WERE NOT ONLY WELCOME BUT ENCOURAGED TO PATRONIZE HER ESTABLISHMENT. IT ONLY TOOK A COUPLE OF MONTHS FOR THE WORD TO SPREAD THAT MAE WAS SERVING THE FINEST WHISKEYS AND STEAKS IN TOWN.

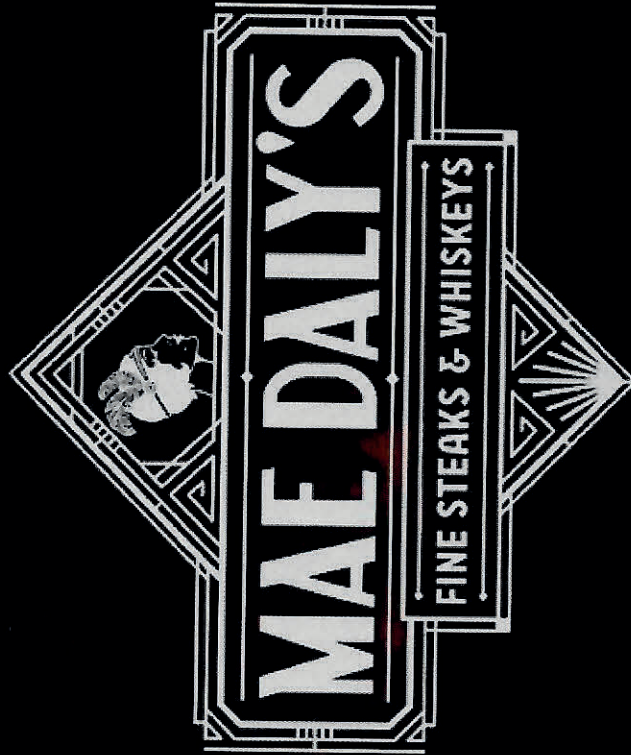
WHILE PROHIBITION BUILT THE MOB, AND THE MOB BUILT VEGAS, MAE MADE IT VERY CLEAR THAT SHE ANSWERED TO NO ONE AND MADE HER OWN RULES. THE STORIES AND POSSIBLY THE MYTHS OF MAE'S NOTORIOUS BATTLES WITH THE MOB ARE STILL TOLD IN MANY BARS IN OUR GREAT CITY. MAE HELPED CHANGE THE HISTORY OF LAS VEGAS AND OUR COUNTRY. WE ARE VERY PROUD TO CARRY ON HER TRADITIONS OF FRIENDLY SERVICE, GREAT STEAKS, WHISKEYS, AND GOOD TIMES.



24-0092  
03/11/2024



**COMING SPRING 2024**



**2211 LAS VEGAS BLVD SOUTH - LAS VEGAS**

**CONTACT JASON@MAEDALYS.COM**

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