

September 7, 2025

Dear Mr. Seiberling:

Please accept this letter as our response to the comments you provided to our CUP modification application, PB25-0779 in your letter dated August 28, 2025. The comments are provided below with our responses in bold italics.

- The venue details, including but not limited to hours of operation and hours of entertainment, are not consistent throughout the letter of intent, operational plan and proposed CUP modifications. Please review to make sure all documents are consistent.

***The venue details are now consistent throughout the letter of intent, operational plan, and proposed CUP modifications.***

- The second level flex space and outdoor terrace should be included as a venue

***Per our discussion, because this is a hotel accessory use which will not be open to the general public, it has not been identified as a separate venue; however, conditions regarding entertainment and its hours of operations have been clearly designated in the proposed CUP modifications, letter of intent and operational plan.***

- Provide the previously approved operational plan.

***The previously approved plan has been submitted as “09-07-2025 Original Operational Plan”.***

- For informational purposes only, please provide more specificity regarding the possible types of outdoor ambient entertainment.

***Please see the revised operational plan for details.***

- Proposed modification to condition 18(D) of the CUP, this condition may have to be modified in the HPB order.

***The reference to the HPB order has been removed from 18(D) of the CUP.***

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- Provide the renderings that were submitted for the HPB application in the plans.

***The renderings have been included in the Final Submittal Plans.***

- The operational plan is not sufficient. The operational/business plan shall address hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application as indicated in Section 7.5.5.4(b)(1)(A).

***Please see updated operational plan which includes all the details indicated in Section 7.5.5.4(b)(1)(A).***

- On sheets CUP-06-01 and CUP-06-02, each venue should have a different color and indicate the following on the diagram and in a chart:
  - Venue name
  - Open to the public or open to hotel guests only
  - Hours of operation
  - If entertainment is proposed and hours of entertainment
  - Proposed occupancy
  - CUP approved occupancy
  - Number of seats
  - Square footage

***Please see updated sheets CUP-03-01 and CUP-03-06.***

- Sheets CUP- 03-01 through CUP-05-02 are not necessary and can be removed from the plans.

***The referenced sheets have been removed.***

- Proposed modification to condition 9 of the CUP, provide a floor plan of the terrace of the presidential suite in the architectural plans for reference.

***Please see sheets CUP-05-00 and CUP-05-01.***

Sincerely,

*Carter N. McDowell*

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