



Justification Letter

RE: Fabulous Freddy's Car Wash and Convenience Store
Located at the SWC Elkhorn road and Grand Montecito Parkway
Town Center, Las Vegas, Nevada

Please accept this application for the referenced project. The original application was approved for the convenience store, car wash (SUP 3776), gas pumps (SUP 3774), oil and lube, Gaming: (3777), Liquor / C-store (3778), and original application (3764).

We feel that Town Center is underserved with respect to business of this type. The project was master planned with major retail and shopping centers fronting Durango Road and service uses such as this are located on an accessible corner but not the primary corner.

The project includes 18,527 sf of building on 65,082 sf of land. The building uses have not changed with respect to the original submittal. That submittal included a convenience store, car wash, car wash equipment tunnel, oil and lube bays, detail bays, and gas pumps. The coffee drive through window has been added. We are hereby applying for a special use permit for permits that expired earlier this year for the following:

SUP-3774	Convenience Store
SUP-3776	Car Wash (with a Convenience Store)
SUP-3777	Gaming (with a Convenience Store)
SUP-3778	Liquor Sales (with a Convenience Store)
SUP-3734	Gas Sales (used to be approved under C-Store with Gas Sales)

Please accept these amendments to our original submittal. We are happy to answer any questions you have.

RECEIVED
JUL 18 2006

SUP-15086
08/24/06 PC