

LAW OFFICE

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April 10, 2006

City of Las Vegas Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit
Justification Letter

Gentlemen:

Please be advised that I represent MP Partners-Summerlin, LLC dba Makino's Sushi Seafood Buffet & Lounge with its application for a Special Use Permit for on-premise consumption of alcohol within a supper club.

The address of the supper club is 1225 S Fort Apache Unit 125. The property consists of two separate parcels combined into one suite number. Due to this fact, enclosed are 2 applications signed by the owner of each parcel, 2 Statement of Financial Interest forms signed by each owner, and 2 legal descriptions for each parcel.

There are 426 spaces available for the tenants' common use within the shopping center. To date 316 spaces have been assigned to existing tenants based on their use. MP Partners-Summerlin, LLC will need 108 parking spaces; therefore, no parking variance is needed. Total spaces required were based on the following calculations:

Total square footage:	9600 square feet
Service Area:	4000 square feet = 80 spaces required
Other/Non-Service Area:	5600 square feet = 28 spaces required
Total Parking Spaces:	108

If you have any questions, please contact me or my assistant Shawn.

Very truly yours,


Jay H. Brown

JHB:ss

SUP-13289
06/22/06 PC