

Planning and Development Department

Date: April 16, 2007

From Applicant: Yoonhee Lee
Sushi Loca
6181 Centennial Center Boulevard, Las Vegas, Nevada 89149
APN: 125-28-610-004
Tel: (702) 672-2888

**Re: Justification Letter
Post-Application Conference Request Form**

Dear Sir/Madam,

Introduction:

The applicant, Yoonhee Lee, is the owner of K-Pro, LLC, a Nevada limited liability company, dba Sushi Loca. Ms. Lee has successfully owned and operated a Tropical Smoothie franchise in the Southwest part of Las Vegas, and has experience working at various highly successful sushi restaurants within Las Vegas, Nevada. And now, after extensive research, networking and conducting her due diligence, Ms. Lee is now ready to open her own restaurant.

General Information:

The proposed project is a sushi restaurant, which will also sell alcohol in addition to traditional and contemporary Japanese and Asian food. Sushi Loca, upon completion, will be located at the Centennial Centre, 6181 Centennial Center Boulevard, Las Vegas, Nevada 89149, with an Assessor Parcel Number of 125-28-610-004, also known as Pad 18. The legal description of the Centennial Centre is "Centennial Centre Unit 1, as shown by map thereof on file in Book 95 of Plats, Page 34 in the Office of the County Recorder of Clark County, Nevada." With approximately 4,000 square feet of space and seating for approximately 110 patrons, Sushi Loca is expected to have a positive social and economic impact to the shopping center, as well as to the surrounding neighborhood. Sushi Loca will have a traditional aesthetic theme, and is designed to be a family restaurant with a sushi bar, as opposed to a nightclub themed bar/lounge serving primarily alcohol and only some Japanese food.

Currently, the site of the proposed project is unoccupied and Sushi Loca will be the first tenant in the premise. As can be seen by the Site Plan, which is attached for your ease in reference, Centennial Centre is a large and high profile development, and upon information and belief is one of the larger shopping centers within the Las Vegas valley. Centennial Centre already has major anchor tenants, such as Wal-Mart, and upon information and belief, only a few spaces are still available within the shopping center.

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Upon information and belief, Centennial Centre is a high traffic shopping center catering towards the residents of the Northwest area of the Las Vegas valley, and has been a successful development. Unfortunately, Ms. Lee is not privy to the financial data of the other tenants within the Centennial Centre, however based on personal observation of the Centennial Centre, it appears the shopping center is doing well.

The property owner's representatives, Territory Incorporated, has confirmed that there is approximately 794 non-handicap and 32 handicap parking spaces for Zone D, which is where Pad 18 is located in. The property owner's representative also confirmed that there is approximately 93,920 square feet of retail space in Zone D, which is where Pad 18 is located in. Based on the above numbers, it appears that the phase Pad 18 has significantly more parking spaces than required. Specifically, it appears using the one (1) parking space per two hundred and fifty (250) square feet of retail space within the phase Pad 18 is located in, there needs to be approximately 375 parking spaces, however the phase at hand has approximately 826 parking spaces. The typical parking space is approximately 9'0" x 18'0" and the typical handicap parking space is 9'0", with an additional 5'0" x 18'0".

As far as the applicant knows, the business will be located at least 400 feet away from protected uses. The property owner's representatives did confirm that each parking space dimension was per code, which we understood to mean it was compliant with Title 19.04.

Although several attempts were made, the property owner's representatives would not disclose the total square footage for the entire Centennial Centre, nor the total number of parking spaces for the entire Centennial Centre. However, it is our understanding that the information we have provided above should be acceptable. Please let us know immediately if this is not true.

If there is any other information your office requires, or if we can elaborate on any area, please contact Ms. Lee at the above referenced telephone number. We appreciate your anticipated cooperation.

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