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April 24, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

***Re: Justification Letter
Special Use Permit – Consignment Sales***

To Whom It May Concern:

Please be advised, this office represents the applicant in the above referenced matter. On behalf of Home Consignment (the "Applicant"), we are requesting a special use permit to allow a consignment sales within an approved commercial project. The commercial project is located near Ann Road and US 95, within the Centennial Gateway Shopping Center, in the Town Center area of the City of Las Vegas (the "Site"). The Site is zoned SC-TC (Service Commercial).

Currently, the Town Center Development Standards Manual does not recognize a use for consignment sales. However, the City has filed a text amendment to recognize said use.

The Applicant will occupy a portion of Building C which is located in one of the in-line retail stores north of Centennial Center Boulevard and adjacent to US 95. *See hatched area on the site plan.* The store space is approximately 19,261 square feet. Parking will be provided in the parking lot immediately in front of the store. Since the commercial project has cross access agreements, there is sufficient parking for this use.

The Applicant intends to offer the following used goods for sale: furniture and accessories, fixtures, tableware, pictures, paintings and fine jewelry. Additionally, the Applicant operates an existing consignment store near 215 and Eastern in Clark County.

Since many of the other surrounding tenants include furniture related goods, this type of use would be a compliment to the uses within commercial project. Moreover, given that the store

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would be located adjacent to US 95 and within an approved commercial shopping center, it would be harmonious and compatible with the surrounding area.

Please do not hesitate to contact me if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

Encl.

cc: Johnny Crowell

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