

**KUMMER****KAEMPFER****KUMMER KAEMPFER BONNER  
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kkbrf.com  
702.792.7050LAS VEGAS OFFICE  
3800 Howard Hughes Parkway  
Seventh Floor  
Las Vegas, NV 89169  
Tel: 702.792.7000  
Fax: 702.796.7181RENO OFFICE  
5585 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982SUMMERLIN OFFICE  
3425 Cliff Shadows Parkway  
Suite 150  
Las Vegas, NV 89129  
Tel: 702.693.4260  
Fax: 702.939.8457CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.882.1311  
Fax: 775.882.0257

July 25, 2007

**VIA HAND DELIVERY**CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT DEPARTMENT  
731 S. Fourth Street  
Las Vegas, Nevada 89101

**Re: *Revised Justification Letter  
Special Use Permit for on-sale beer/wine/cooler in conjunction  
with service of food & distance waiver.  
APN: 125-17-712-004***

To Whom It May Concern:

Please be advised, this office represents the applicant in the above referenced application (the "Applicant"). It is the Applicant's intent to sell beer and wine in conjunction with food at their pizza restaurant. The proposed restaurant will be located along "main street" within the Village of Centennial Springs commercial center which is located on the southwest corner of Tule Springs Road and Farm Road. The commercial center is located on property zoned SX-TC. This proposed use will also require a waiver of the 400 foot separation requirement from a child care facility and church.

The Applicant held a neighborhood meeting on July 10, 2007 at the office building located within the shopping center. The neighborhood meeting complied with the notification requirements for a waiver in Town Center. See Town Center Development Standards Manual, page 2, Section A.4.c. Approximately five neighbors attended and spoke in support of bringing additional restaurants to the area. Furthermore, the neighbors expressed no opposition to the service of beer and wine in conjunction with food.

The location of the proposed restaurant on "main street" is located 372 feet away from the property line of the child care facility and 571 feet away from the property line of the church. When measured door to door, the distance is increased to 575 feet (child care) and 804 feet (church). Based upon the location of the proposed restaurant, the Applicant believes there is sufficient distance between the other uses. Additionally, the service of beer/wine/cooler within the restaurant can only be served in conjunction with food. Furthermore, the child care facility



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and church are located across Tule Springs Road which is an 80 foot right-of-way. This further provides a substantial buffer between the uses.

The size of the restaurant will be approximately 2,600 square feet and will have approximately 79 seats for dining. There will also be an outdoor dining area. This restaurant will not be open 24 hours per day.

Since the proposed restaurant will be located within a larger commercial shopping center and because of the buffer between the restaurant and the child care facility and church, the waiver and special use permit are appropriate.

Please do not hesitate to contact me with any questions.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO



Jennifer Lazovich

JJL/dmf

Encl.

Cc: Rick McCarty

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