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August 23, 2007

CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Justification Letter – APN 137-34-818-002
Special Use Permit Application
Corrigan Companies**

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a “Pub, Bar & Lounge” within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed restaurant lounge is located within an existing Albertsons shopping center and faces Charleston Boulevard a 100 foot right-of-way. The restaurant, known as “John Cutter” will be located in a 2,032 square foot inline space on the southeast end of the site within Building D.

John Cutter is a casual chophouse with a barn-wood floor, an old style bar and butcher block tables that will lend to a visit-us-anytime-feel. The menu will include great steaks, seafood, salads, & sandwiches. The generous servings, friendly staff, and the overall comfortable atmosphere will have wide appeal catering to families out for a quality meal, Red Rock Canyon enthusiasts recharging after a long ride, and wine lovers interested in trying new varieties by the glass without having to commit to a full bottle. The theme, atmosphere and targeted demographic make John Cutter the ideal restaurant for the proposed location.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Tabitha F. Keetch

TFK/lcj

