

December 8, 2007

Planning and Development Department
731 N. 4th Street
Las Vegas, NV 89101

Dear Sirs:

Please allow this to serve as a Letter of Justification for the purpose of the Planning and Development Department's application for special permit use.

The application of the special use permit is being submitted by UnWined, LLC for the placement of a package liquor store in the Shadow Mountain Market Place located at 6485 N. Decatur Ste.150. Shadow Mountain Market place is currently anchored by retailers such as Best Buy and Wickes furniture, the wholesale club Costco, the restaurant Chili's and Well's Fargo Bank. It is felt that these components guarantee a consumer flow thru the site. Shadow Mountain Market Place is zoned under C2 license. It is surrounded by high density, high income residential area. The projected 5 year growth of this area is 33%.

UnWined will feature a wide variety of wines from a variety of regions. The shop will also offer ½ ounce tasting to customers of selected varieties of wines at no charge. The demonstration counter will be located in the back left hand corner offering an unobstructed view of the floor as well as maintaining consistent customer flow. The wine will be displayed and housed in wooded wine racks, made specifically for commercial use, which will be secured primarily on the right side of the store, with several displays on the left side. Adjacent to the demonstration area, just to the front of the store, will be a small seating area along with wine accessory merchandise. Several displays will be distributed through out the floor, but these will not be permanently placed, will not obstruct customer flow and if needed can be moved easily.

At the back of the store, an office and a restroom will be positioned. The bathroom will be a small, one person room consisting of a toilet, cabinet, sink and

SUP-25983
01/24/08 PC

RECEIVED
DEC 11 2007

mirror. Across from the bathroom will be a small office. This office is for use of the managers/owners for their computer, files and office supplies. It will also have a small area in which to hold extra stock when needed. The majority, if not all, the wine stock will be stored on the floor in inventory through out the store. A storage room will not be necessary.

Please refer to attached site and floor plans for reference.

Thank you,

Cheri Shumsker

UnWined, LLC

SUP-25983
01/24/08 PC

RECEIVED
DEC 11 2007