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June 5, 2008

**VIA HAND DELIVERY**City of Las Vegas  
Planning & Development Dept.  
731 So. Fourth Street  
Las Vegas, NV 89101**Re: Justification Letter – Special Use Permit for Beer/Wine/Cooler Off-Sale  
Establishment with an Accessory Restricted Gaming Use and a Waiver  
of the Distance Separation from a Church  
(APN: 139-36-110-040)**

To Whom It May Concern:

Our office represents the applicant for property located on North Eastern Avenue, more particularly referenced as assessors parcel number 139-36-110-040 ("Site"). The applicant is requesting a special use permit for a Beer/Wine/Cooler Off-Sale Establishment (convenience store) with an accessory Restricted Gaming Use (slot machines).

The Site is zoned C-1. There is an existing inline retail shopping center on the Site. The applicant is proposing a convenience store with accessory slot machines in the middle of the inline shopping center in Suite 145. The proposed location is 1,992 square feet in size. There are currently 103 parking spaces on the Site. A convenience store is a compatible and appropriate use for the area. In fact, a convenience store was previously approved on the Site pursuant to SUP-3636 and expired on March 17, 2006.

In conjunction with the special use permit application, the applicant is requesting a waiver of the distance separation from a church. There is an existing church located approximately three hundred seventy-five (375) feet from the Site where a distance separation of four hundred (400) feet is required. The proposed convenience store and the church are separated by Eastern Avenue which is a 100 foot right-of-way that will act as a buffer between the two uses. The existing church will not be adversely affected by the proposed convenience store since there is a significant distance and a major right-of-way between the two uses.

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City of Las Vegas


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If you have any questions, please contact me at (702) 792-7000. Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Stephanie H. Allen

SHA/mlt

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