

SSA Architecture

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December 21, 2007

Planning and Development Department
City of Las Vegas
500 S. Grand Central Parkway, P.O. Box 551744,
Las Vegas, Nevada 89155-1744

Re: Justification Letter for Lee's Discount Liquor Store and Retail outlet

731 South Fourth Street
Las Vegas, NV 89101
Dear Sir or Madam:

Enclosed please find all of the exhibits and application for the proposed Lee's Discount Liquor at the location of Azure Rd and Tenaya Way.

As you are well aware, Lee's Liquor is the preeminent distributor of fine wines, liquor and spirits in southern Nevada. This store will be the 11th store established in Southern Nevada and shall hopefully add to the Town Center plan area. It is buffered adequately from the residential properties to the south and will be a significant generate traffic for existing and future businesses along Azure Rd.

The hours of operation are Monday through Thursday from 9:00 a.m. to 10:00p.m; Friday and Saturday from 9:00 a.m. to 11:00p.m; and Sunday from 9:00 a.m. to 9:00 p.m.

The infrastructure, sewer, water, roadway, gas and electric are existing. The minimal adverse affects during construction will all be mitigated appropriately and the end result will be an extraordinary commercial establishment.

On behalf of Lee's Discount Liquor and Hae Un Lee, SSA Architecture has been authorized and directed to request a General plan approval for the proposed building. The facility will contain multiple retail outlets and a liquor store.

The current SX-TC Suburban Mixed-use Town District is established to accommodate a full range of commercial uses, or mixed commercial and residential uses. The proposed building will be a service to the surrounding neighborhoods and is not connected to gaming or other uses.

Sincerely,

Ken Small, AIA
Architect

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