

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
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TIFFANY J. SWANIS
THORAN C. TOWLER
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

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HERBERT M. JONES (1914 - 2008)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3306
E-Mail Address
kfellows@jonesvargas.com

RICHARD G. BARRIER
ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

July 11, 2008

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Hand Delivered

**Re: Justification Letter for Tavern Use Permit and Gaming Use Permit
7071 N. Hualapai Way, #110 (APN 126-24-517-001)**

Dear Planning and Development Department:


Enclosed are applications for (1) a special use permit to allow for a tavern and (2) a special use permit to allow restricted gaming on that property located at 7071 N. Hualapai Way, #110 (APN 126-24-517-001, designated as Retail 2 on the Site Plan) (the "**Property**") submitted by Providence Village, LLC (the "**Applicant**"). The Property is zoned P-D (Planned Development District) and designated (VC) Village Commercial under the General Plan in the Cliff's Edge Special Land Use Designation. The Property consists of three retail buildings totaling 32,400 square feet that were previously approved under SDR-18031 and ROC-26396. The Applicant proposes to develop a portion of the Property as a Goldfinger's Bar & Grill, a tavern consisting of approximately 4,650 square feet, located within the larger commercial/retail center.

The proposed tavern use and gaming use are harmonious and compatible with existing surrounding land uses as it is part of a commercial center. The proposed tavern and gaming site complies with Title 19 requirements because it is not located within 1500 feet of any other liquor establishment (tavern), church, synagogue, school, or child care facility licensed for more than 12 children, or City park. The retail center is physically suitable for the proposed tavern and gaming uses as the tavern location takes occupies less than 15% of the retail center. The access onto both Hualapai Way and Elkhorn Road are adequate in size to meet the requirements of the proposed use and the proposed tavern use will not have any negative impacts on traffic patterns in the area. Approval of tavern and gaming special use permits on the Property will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

Thank you for your consideration of the above request. Please contact me at (702) 863-3306 if you have any questions or comments.

RECEIVED
JUL 14 2008

Very truly yours,
JONES VARGAS


Kathleen L. Fellows

Enclosures as stated.

SUP-28990
08/28/08 PC