

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jay@jhbrownltd.com

August 4, 2008

City of Las Vegas Planning Department.
731 South Fourth Street
Las Vegas, NV, 89101

Re: Revised Justification letter for Special use permit for accessory off-sale packaged liquor

Dear Mr. Duvall,

Please be advised that this firm represents D.I. properties. D.I. Properties is constructing a 50,000 square foot commercial center at the northwest corner of Bonanza Road and Mojave Road. The applicant requests a Special Use Permit to allow accessory offsale packaged liquor within a market that also offers, meat, produce, groceries and check cashing. The approximate size of the market is 5000 square feet, approximately 30 square feet will be allocated to alcohol sales.

The property is surrounded by major right-of ways, commercial, residential and a golf course to the south east. Accordingly, it is not within a 400 foot radius of protected uses such as religious institutions, parks, child care services or schools. The nearest protected use is more than 850 feet directly north of the property thereby well exceeding the suggested separation distance.

Thank you for your consideration. If you have questions or concerns, please contact me at (702) 598-1408



Lora Dreja
Land Planner

RECEIVED

AUG 04 2008

SUP-29227
09/11/08 PC
REVISED