



Cornerstone Company

Commercial Real Estate Services

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JUL 10 2009

July 9, 2009

Mr. Douglas Rankin
City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

RE: Proposed Tavern
Waiver of Separation and Waiver of Parking Requirements
NEC Las Vegas Boulevard and Cincinnati (APN: 162-03-410-007)

Dear Mr. Rankin,

Cornerstone Company represents the current owner of the above referenced property. On behalf of the owner, I request that the above referenced use and waivers be allowed based on the following reasons:

1. This property is located in the tourist corridor and the proposed use is consistent with existing tourist and commercial uses in the area.
2. This use will allow the owner of the property to reinvest and improve this space.
3. This use would rely predominately on the pedestrian traffic in the area; as most commonly used by tourists.
4. It is anticipated that this will be a twenty-four (24) hour operation as is common among most businesses along the Strip.

Thank you for your consideration in this matter on behalf of the Owner of the property.

Sincerely,


Justin M. Michaels
Associate

JMM/shs

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08/13/09 PC