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VIA HAND DELIVERY

Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: *Application for Modification, Special Use Permit, & Waiver*

To Whom It May Concern:

I am writing on behalf of RMTWO, Inc. (the "Applicant"), in support of the application for a Modification to the Town Center Land Use Plan and a Special Use Permit with a waiver of the Town Center Development Standards to allow a liquor establishment (tavern) within 400 feet of a City of Las Vegas park called Miss Dolly's Tavern to be located at 6430 Sky Pointe Drive, Suite 130 (APN # 125-21-813-002).

This location is zoned T-C and is subject to the Town Center Development Standards. The Town Center land use designation for the above parcel is SX-TC, which is Suburban Mixed Use. According to that classification, the use is primarily commercial with medium-density residential allowed. Unfortunately, the SX-TC land use designation does not permit a liquor establishment (tavern) as a commercial use, although other businesses that sell and serve liquor are allowed, including, but not limited to, liquor stores, convenience stores, supper clubs, and restaurants with service bars.

The Applicant hereby respectfully requests a modification in the Town Center land use designation for this parcel to GC-TC, which is a general commercial designation. This designation would not conflict with the City of Las Vegas general plan designation for the site of SC. This parcel consists of a commercial center with a variety of commercial and retail uses and is located adjacent to a larger commercial parcel containing a Target. The change to GC-TC would

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create a wholly-unique zoning arrangement, as there is a series of adjacent SX-TC and GC-TC parcels across the 215 highway from the proposed site. Moreover, a change to GC-TC would not conflict with any current use operating at the location, as each existing use is authorized in an GC-TC classified area. The current uses at the parcel include several retail stores, dental and medical offices, financial institutions (banks), restaurants, a health and fitness store, and a grocery store.

The Applicant is primarily owned by Randy Miller and Richard Gonzales, who are former Las Vegas Metropolitan Police Department officers that operate several successful tavern and gaming establishments in the City of Las Vegas and other jurisdictions throughout the Las Vegas valley. The addition of a tavern to this location would generate additional revenue to the City through taxes and fees, offer the surrounding community an option to frequent a limited gaming establishment, and provide employment opportunities to local residents. As experienced operators of liquor and gaming establishments throughout southern Nevada, the Applicant will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will be consistent with the surrounding area upon issuance of a special use permit.

Moreover, changing the land use designation and granting a special use permit to allow for the proposed liquor establishment (tavern) would not adversely affect surrounding properties, as this store is located adjacent to a grocery store that sells alcoholic beverages. The proposed tavern location is surrounded by numerous commercial properties because it is located within a larger commercial complex, so the offer of on-premise consumption of alcohol would be compatible with the area.

The parcel is about 385 feet away from Centennial Hills Park, thus requiring a waiver of the 400-foot separation requirements. However, the proposed liquor establishment is adequately buffered by the major thoroughfare of Buffalo Drive, which is a right-of-way measuring about 100 feet in width, and there are numerous stores and large parking areas that separate the Park from the proposed liquor establishment. Additionally, the location is adequately buffered from nearly residential by Centennial Parkway and John Herbert Road. The location complies with parking and all other requirements of the City of Las Vegas Municipal Code.

As the use would be appropriate for the area as part of a large commercial subdivision and a change in the Town Center land use designation would not adversely impact the surrounding uses, the Applicant respectfully requests a change in the land use designation to GC-TC and the issuance of a special use permit with a waiver for a liquor establishment (tavern).

Please call me if you have any questions or need additional information.

Sincerely,



Jennifer Roberts

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cc: Mr. Randy C. Miller
Mr. Richard M. Gonzales
Mr. Randy W. Miller

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