

The Law Office of Karen H. Ross

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August 12, 2010

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: EL MAMBI BUSINESS CORPORATION D/B/A VARADERO CUBAN RESTAURANT

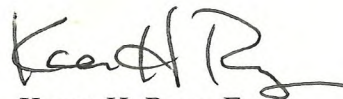
To Whom It May Concern:

The purpose of this letter is to demonstrate the need for the issuance of a special use permit for the above referenced business establishment located at 5081 N. Rainbow Blvd., Suite 100, Las Vegas, Nevada 89130, a C-2 designation. For the reasons set forth below, El Mambi Business Corporation, Inc., a Nevada corporation, doing business as Varadero Cuban Restaurant (the "Restaurant") hereby submits this letter for justification for the issuance of same.

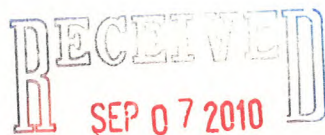
Pursuant to Chapter 19.04.050 of the City Code, an establishment located within a C-2 designation may have a permissible use to serve and sell beer/wine upon receipt of a Special Use Permit, provided there is seating for 45 and the establishment is not located within 400 feet of any church, synagogue, school, childcare facility of city park. Here, the intended use of the property pertains to the operation of a restaurant serving cuban cuisine with beer and wine for on-premise consumption. Attached herein is the Proximity Restriction Certification reflecting the absence of any church, synagogue, school, childcare facility of city park within 400 feet of the Restaurant, as well as the floor plan reflecting seating for 48 persons.

In light of the foregoing, blighted nature of the surrounding area, and added measure of culture to the community, the Restaurant is respectfully requesting the issuance of Special Use Permit to enable the sale of beer and wine to its patrons in connection with meals.

Sincerely,

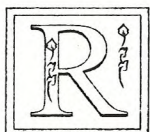


Karen H. Ross, Esq.



Enclosures: //
As Stated

Cc: Client



SUP-39460