

LAS VEGAS OFFICE

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June 11, 2014

**VIA HAND DELIVERY**City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
333 N. Rancho Drive  
Las Vegas, NV 89106

**Re: *Justification Letter – Johnson Restaurant Group S.W., LLC  
Special Use Permit to Allow a Liquor Establishment (Tavern) and Site Plan Review  
APN: 125-28-610-005 (the “Property”) and Minor Site Plan Review***

To Whom It May Concern:

Please be advised this office represents the Johnson Restaurant Group S.W., LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a restaurant and tavern with a restricted gaming use called “Fire Rock Steakhouse” (“the “Establishment”) and a minor site plan review on the Property. The Property is located on the south side of Centennial Center Boulevard and adjacent to the west side of US Highway 95.

**Site Plan Review**

The Establishment will be located in an existing restaurant and tavern building on the Property. The Applicant is proposing some remodeling to the existing building including a new entry vestibule with a metal roofing to match the existing roofing, a new patio area, a new decorative iron guard rail, a new wood trellis and new dormer windows with metal roofing to match the existing roofing. The Property is accessible from Centennial Center Boulevard.

**Special Use Permit For A Tavern**

A tavern is a permitted use, with approval of a special use permit, in the General Commercial (GC-TC) land use designation and Town Center (TC) zoning district. Here, the Property is zoned Town Center (TC) with a land use designation of General Commercial (GC-TC). Additionally, the Property exceeds the minimum distance separation requirements between a tavern use and churches, schools and parks. The Establishment is also located in a commercial corridor, Centennial Center Boulevard, capable of handling traffic generated by the use. Previously, two (2) different taverns have operated on the Property. Therefore, the proposed tavern use on the Property is suitable and compatible with the other uses and the existing land use and zoning designations.

**SUP-54235 - REVISED**PRJ-54145  
06/12/14



We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

  
Anthony J. Celeste

AJC/amp

**SUP-54235 - REVISED**

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