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January 23, 2013

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Via Hand-Delivery

**Re: Application for Special Use Permit for a Beer/Wine/Cooler On-Sale
Establishment Use**

Applicant: Gallagher and Associates, LLC
APN: 163-06-111-008
**Business/Address: 9921 W. Charleston Ave., Suite #6
Las Vegas, NV 89117**

Dear Sir/Madam:

This firm represents Gallagher and Associates, LLC (the "Applicant") with respect to liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application (the "Application") to allow the sale of beer, wine and coolers for on premises consumption at the above-referenced business location (the "Premises").

The Applicant proposes to open a restaurant known as "Posh Burger Bistro" (the "Business") within the tenant space at the Hualapai Commons Shopping Center (the "Shopping Center") located at the Southeast Corner of Charleston and Hualapi. The Premises contains a total lease area of 2,664 square feet and provides occupancy for 120 persons. The Business will provide table seating for up to 72 customers. Please note that alcohol service will be provided to customers by servers and the Business will not include self-service of alcohol products. The Applicant is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverages for on-premises consumption.

The introduction of on-sale beer, wine and coolers at the Business will not affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties or other tenants located within the Shopping Center. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business within the Shopping Center. There is adequate employee and customer parking available and the site provides adequate pedestrian and vehicle ingress/egress to and from the

SUP-48149

City of Las Vegas Department of Planning and Development
January 23, 2013
Page 2

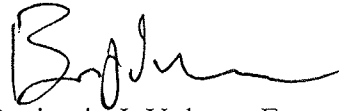
Shopping Center from Hualapai and Charleston. The Business currently anticipates operating 7 days a week, from 11:00 AM until 11:00 PM, and will employ approximately 10-15 employees.

Please note that a waiver of the 400 foot distance separation requirement between the Premises and Faith Lutheran School (the "School") is not required. Final Map #FMP-43761, recorded on November 21, 2012, reduced the size of the shopping center parcel and thereby increased the distance between the Premises and the School to approximately 406 feet. As such, a waiver is not required.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM



Benjamin J. Volmer, Esq.

BJV:dms

Enclosures - as stated

cc: Conrad Gallagher (w/o enc.)
Matthew D. Saltzman, Esq. (w/o enc.)
Jonathan J. Winn, Esq. (w/o enc.)
Dianne M. Sheridan, Paralegal (w/o enc.)

SUP-48149