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October 19, 2018

VIA UPLOAD

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

Re: *Justification Letter – Special Use Permit for a Liquor Establishment with a Waiver to Reduce Lot Size and Special Use Permit for a Restricted Gaming Establishment with a Waiver to Reduce the Separation to Residential Portion of APN: 125-20-802-003*

To Whom It May Concern:

The Applicant is requesting special use permits to allow a Liquor Establishment with restricted gaming (tavern) in an approved retail development on the western half of property located at the southwest corner of Rome Boulevard and Riley Street, more particularly described as the western portion of APN: 125-20-802-003 (the "Site"). The Site is located in the Town Center overlay. By way of background, on May 16, 2018 the Las Vegas City Council (via MOD-72805, VAR-72806, SUP 72807, and SDR-72808) modified the land use plan to Service Commercial ("SC") for a 61,142 square foot shopping center which includes a 40,000 square foot gym and 15,779 square feet of inline shops. The proposed tavern will take up approximately 3,347 square feet of the inline shops.

For properties planned SC in Town Center, a Liquor Establishment is allowed with a special use permit. Here, the Site is planned SC and, additionally, the Site is not within 400' of any church, synagogue, school, child care facility licensed for more than 12 children, or city park. However, the Applicant is requesting to reduce the lot size requirement from 50 acres to 41.13 acres. The special use permits and reduction in lot are appropriate for the following reasons:

- The Site is planned SC
- The Site is adjacent to the 215
- The Site is contiguous to the Kohl's Shopping Center
- All uses surrounding the Site are commercial or automotive
- The Site is adjacent to the following use: commercial to the north, automotive (Sun Auto) to the west, planned but undeveloped SC property to the west, and the 215 Beltway to the South.

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Additionally, with respect to the request to reduce the separation between the proposed gaming use and residential use, the Applicant is requesting to reduce the distance from 330' to 114'. However, this distance is measured from property line to property line. Rather, the actual distance between the residential use and the proposed tavern is in excess of 330' as the tavern use is on the western edge of the Site. Further, there will be intervening buildings (an approved automotive and gym uses) and a public right-of-way between the tavern and the residential use shielding the tavern use from the residential.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

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