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**CROWELL**

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February 13, 2023

**VIA EMAIL**

CITY OF LAS VEGAS PLANNING & ZONING  
495 S. Main St.  
Las Vegas, Nevada 89101

***Re: Justification Letter – Extension of Time, Tavern - APN-138-34-501-010***

To Whom It May Concern:

Please be advised our office represents Nevada Restaurant Services, Inc. (the “Applicant”) in the above-referenced matter. The project is located within a shopping center along South Rainbow Boulevard, north of White Sands Avenue. The property is more particularly described as APN: 138-34-501-010 (the “Site”). The Applicant is requesting an extension of time to preserve a non-conforming tavern use on the Site.

**EXTENSION OF TIME**

The Applicant proposes to replace a sports bar (Inn Zone) formerly operating on the Site. The Site has operated as a non-conforming tavern for a number of years. With the Applicant’s proposed similar use, an extension of time is requested to preserve the site’s use as a tavern while the Applicant works through the proposed improvements to the building and approval of business licenses. The Applicant has submitted applications for the relevant license(s).

The Applicant proposes to make improvements to the existing façade by updating the stucco paint colors, and adding aluminum elements to the elevations to upgrade and beautify the building. These changes will bring cohesion to the shopping center and neighboring tenants. This is not a new use for the shopping center, and parking is being met per the CC&Rs, and as part of the overall shopping center.

We thank you in advance for your kind consideration. Please do not hesitate to contact Ann Pierce or me if you need anything further or have any questions.

Sincerely,

**KAEMPFER CROWELL**



Jennifer Lazovich

**23-0089**  
03/02/2023

JJL/mkr