

September 11, 2007

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-34-612-019

Re:

- a. Site Development Review
- b. Special Use Permit – Tavern Limited

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and a Special Use Permit (Tavern Limited) on the project at Fremont Street and 8th Street. This project will be known as the "Venue of Vegas". This project is currently zoned C-2 and is in the Downtown Centennial Plan, the Downtown Entertainment Overlay District and the Live/Work Overlay District.

Venue of Vegas will be a banquet facility, comedy club and night club located on the corner of Fremont Street and 8th Street in the City of Las Vegas. We are providing six employee parking spaces and two handicapped parking spaces on site for this new project. Also, there are approximately 22 parking spaces located on Fremont Street and 8th Street and there are 680 spaces in the Neonopolis parking garage and 1472 Parking spaces in the Fremont Street Experience parking garage. The parking garages are approximately 1500' away and accessible on foot. Public transportation is also available on Las Vegas Boulevard. Parking for this facility should not be a problem considering the amount of parking in close proximity to the new project.

The two-story building will be set at the property line along the west, east and south sides of the site. The setback on the north side is 48'-0". The entry court on the south side of the building will be gated when the venue is not in use. The project will provide all streetscape amenities and landscaping as required per the Centennial Plan. The owner wants to create a project that has an eclectic feel with a "Spanish and Andalusian" old world feel to the exterior façade and for the interior theme. The exterior is a mixture of veneers, stucco, metal work and tile roofs and cornices.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

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