

February 21, 2010

Ms. M. Margo Wheeler, A.I.C.P.
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: Justification Letter

**SWC and NWC Fremont Street /Eastern Avenue
Las Vegas, Nevada 89101**

Parcel Addresses

2100 Fremont Street, Las Vegas, Nevada 89101
2212 Fremont Street, Las Vegas, Nevada 89101
2216 Fremont Street, Las Vegas, Nevada

SITE APN:

139-35-803-015; 139-35-803-016; 139-35-803-017

NWC Fremont/Eastern

Vacant Parcels:

13935804002 & 13935804010

Land w/Buildings

2219 Fremont Street
2217 Fremont Street

SITE APN:

139-35-804-009
139-35-804-008

This submittal to the City of Las Vegas is for the following actions:

- | | | |
|----|-------------------------------|-----------------------------|
| 1. | Amend the General Plan from: | "MXU" to "C". |
| 2. | Site Plan Development Review: | SDR for Retail development. |
| 3. | Rezoning: | R-4 to C-2. |

The subject sites currently contain the following:

- The Blue Angel Motel
- Club 2100
- Vegas motel
- Pasionos Bus Terminal
- DMV processing office
- Par-A-Dice Motel
- Vacant parcels

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The proposed plan includes:

Development Description:

The Las Vegas Gateway Center is a master planned retail commercial center. The development is located in the heart of Downtown Las Vegas, Nevada.

Redevelopment Renaissance:

The City of Las Vegas, Nevada, Downtown Redevelopment Agency is responsible for the redevelopment and revitalization of Downtown Las Vegas. Major projects include the World Market Center, The Premium Outlet Mall, The Golden Nugget Hotel & Casino expansion The Lou Ruvo Brain Institute, Symphony Park, and The Smith center for the Performing Arts, the new Las Vegas City Hall complex and other major development projects that are in the planning stages.

Las Vegas Gateway Center Master Plan

The Las Vegas Gateway Center is a master planned retail center that will be built on approximately 9.61 (+/-) acres. The site currently contains a combination of vacant parcels and existing structures that are set to be demolished thereby creating the building pads for the retail center complex.

The site is located at the major intersection of Downtown Las Vegas known as "The Four Corners". This is comprised of Fremont Street, Eastern Avenue, Charleston Blvd. and Boulder Highway. Daily traffic volumes at the Four Corners are estimated at 80,000 (+/-) cars per day per C. B. Richard Ellis, making this intersection of arterial streets among the highest traffic volume in Southern Nevada.

The Las Vegas Gateway Center will contain:

Retail shops: 95,575 (+/-) Square Feet

Parking: 395 spaces

Retail uses: Super market
Retail shops
Club Miami (Salsa club)
Neighborhood retail shops
Outdoor dining/patios

Construction jobs: 50 full time
20 part time

Permanent retail jobs: 115 full time
40 part time

Hours of Operation: Market/24 hours/day/7 days a week
Retail shop uses vary per business.
Fast food pads: 24 hours/7 days per week.

A Neighborhood Meeting was Held at:

East Las Vegas Community Service Center

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2500 North Eastern Avenue
(SEC Stewart Street and Eastern Avenue)
Las Vegas, NV 89101-4711
(702) 229-1515

Date of Meeting: March 4, 2010

Time: 5:30 pm to 6:30 pm

The Owners of the subject site is Mary Barstas Enterprises, LLC. The Executive Trustees for the Mary Barstas Enterprises, LLC is Ms. Sharron Prusse and Mr. Aaron Hanson have made a substantial commitment to the redevelopment and revitalization of the subject parcels as follows:

Pre-Development Work Completed to Date:

- Retention of a Development Consultant to coordinate all aspects of the Las Vegas Gateway center.
- Architecture/Planning/Master Plans prepared.
- Geotechnical Phase 1 Asbestos Abatement reports and explorations.
- Demolition bidding for the Blue Angel, Vegas and Par-a-Dice Motels.
- Rehabilitation of the former Club 2100 (in process).
- Retention of CB Richard Ellis an exclusive Real Estate Broker for the Las Vegas Gateway Center.
- National marketing campaign by CB Richard Ellis.
- Negotiations with three (3) national credit tenants for leasing opportunities.
- Commitment to preserve and restore the historic "Blue Angel" with the City of Las Vegas, Nevada.
- Barstas consultants have worked with City of Las Vegas staff and have had several meetings up to this date.
- Barstas consultants have held a neighborhood meeting to present the Las Vegas Gateway Center project and have met with several neighboring commercial tenants to address any concerns or issues that may arise and to garner support for the project.

The Las Vegas Gateway Center will provide the following to Downtown Las Vegas:

- A "shovel ready" project.
- Construction jobs: 50 full time
20 part time

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- Permanent retail jobs: 115 full time
 40 part time
- Revenue to the City of Las Vegas.
- Revitalization of the "Eastern Edge" of Downtown Las Vegas, Fremont Street which is badly blighted and is in need of revitalization projects such as the Las Vegas Gateway Center.

The Las Vegas Gateway Center will be the Gateway to Downtown Las Vegas from the four (4) corner major intersection of Fremont Street, Eastern Avenue, Charleston Blvd. and Boulder Highway.

Respectfully submitted by:

Arnold Stalk PhD
Arnold Stalk Consulting
Mary Barstas Enterprises, LLC

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