

NEONOPOLIS
at Fremont Street Experience

450 Fremont Street, Suite # 370, Las Vegas, NV 89101
Phone : 702.243.0654 Fax : 702.671.0092

RECEIVED

OCT 19 2011

September 22, 2011

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Special Use Permit with Respect to Neonopolis Suite 123 - Fremont Mediterranean Cafe

To Whom It May Concern:

Please accept this Letter of Justification, requesting the following Waivers:

1. Waiver of the restricted distance of 1,500 feet from other taverns.
2. Waiver of the restricted distance of 1,500 ft from religious (one at 1,345 ft) or school facilities (one at 1,394 ft).

The intended use of Suite 123 is a Restaurant with Beer/Wine/Cooler On-Sales; the new tenant will occupy approximately 1,255 sq. ft. with the business name of "Fremont Mediterranean Cafe". Initially the business will have 6-10 employees and operate from 10:00 am to 11:00 pm weekdays and until 12:00 pm on weekends. There are no specific State licenses required for this Use/Business.

The proposed Use/Business is compatible with the General Plan and suitable for the type and intensity being proposed. Streets and access should have no detrimental impacts from this Use/Business and the approval of the Special Use Permit will not be inconsistent with the public health, safety, welfare or objectives of the General Plan.

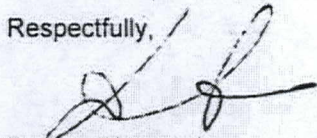
This suite was issued a CofO in 2002 as French Express and later another CofO was issued as the Taste of California. This Use/Business is within the existing Casino overlay and is conducive to the City's policy of adding more restaurants on Fremont Street which is adjacent to the Fremont East Entertainment District.

Neonopolis and this Suite are also a part of the following overlays:
Downtown Centennial Plan, Las Vegas Redevelopment Plan, Live Work Overlay, Las Vegas Scenic Byway Overlay and Airport Overlay (200 feet). To the best of our knowledge this Use/Business are in compliance with all the above overlay's requirements.

Public and employee parking is provided on-site within the City of Las Vegas Neonopolis Parking Garage (two levels below grade), additional Public parking can be found at the CLV's Red Garage (across Fremont St.) and two major RTC bus stops exist on both the east (LVB) and west (4th St.) side of Neonopolis adjacent to Fremont street.

Thank you for your consideration for approval of the Special Use Permit requested for Suite 123 - Fremont Mediterranean Cafe.

Respectfully,



Renato Di Antonio
Fremont Mediterranean Cafe

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REVISED