

May 27, 2010

City of Las Vegas
Planning and Development Department
731 S. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 139-34-611-002

Re: A. Site Development Review
B. Special Use Permit for a Tavern Limited

To whom it may concern:

The intended use for the property of 107 S. Las Vegas Boulevard (139-34-611-002) is a Mexican Restaurant and Tavern Limited. The name of the establishment is "Nacho Daddy" and will be approximately 6,846 SF on two floors (with 591 SF of balcony). We feel "Nacho Daddy" will be a tremendous catalyst to help jumpstart the revitalization of the entertainment district in Downtown Las Vegas. The property is currently zoned C-2 and falls within the Downtown Entertainment Overlay District. We are requesting a site development review and a special use permit and will be applying for a Tavern Limited License.

The hours of operation will be Sunday through Wednesday from 7am – 2am and Thursday through Saturday from 7am – 5am and the services provided will include a full service kitchen, full service bar, and a small retail area. Live entertainment will also be provided Wednesday thru Saturday. This corner of the downtown area is at the entrance to the "Fremont East District" and the new tenants want to create a very special vibe for the restaurant and surrounding areas. They would like to be able to serve food out of a "to go" window right at the corner of Fremont and Las Vegas Boulevard. There are also plans to open up the existing windows and walls along the street frontages to allow for interaction between the interior and the exterior. The restaurant will have at least 100 seats inside the restaurant, and additional seating which is proposed to be on a balcony overhanging the right of way along Fremont and Las Vegas Boulevard.

Customer access to the site is directly off of Fremont Street. Deliveries will be made via the alley on the south side of the space. In addition, there are approximately 22 parking spaces located on Fremont Street and 6th 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 400' away and accessible on foot. Public transportation is also available on Las Vegas Boulevard. Parking for this facility will be adequate considering the amount of parking in close proximity to the new project and the desire to increase foot traffic along the Fremont East and Las Vegas Boulevard corridors.

We have made every attempt to follow City of Las Vegas Title 19 as well as the Centennial Plan. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

**SUP-38251
REVISED**

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