

BENJAMIN J. VOLMER, ESQ.
bvolmer@klnvada.com

LAW OFFICES
KOLESAR & LEATHAM, CHTD.
WELLS FARGO FINANCIAL CENTER
3320 WEST SAHARA AVENUE
SUITE 380
LAS VEGAS, NEVADA 89102

TELEPHONE
702/362-7800
FAX
702/362-9472
www.klnvada.com

January 31, 2011

VIA HAND-DELIVERY

City of Las Vegas
Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Special Use Permit Application for Tavern-Limited License – Justification Letter

Applicant: G & N, LLC
APN: 139-34-612-005
Business Location: 707 Fremont Street
Las Vegas, NV 89101

Dear Sir/Madam:

This firm represents G & N, LLC, a Nevada limited liability company (the "Applicant").

The Applicant desires to open and operate an upscale tavern and nightclub establishment within the Las Vegas Downtown Centennial Plan, Fremont East District, at the above-referenced business location. The business will apply for a Tavern-Limited License and additional business licenses at the premises.

The business will operate during the hours of 10:00 am to 10:00 pm on Monday - Wednesday and from 10:00 am to 5:00 am on Thursday - Sunday. The business will employ approximately ten (10) employees.

The Las Vegas Zoning Code requires a Tavern-Limited establishment to have one parking space for each 50 square feet of public seating and waiting area and one space for each 200 square feet of the total remaining gross floor area. The business currently provides 94 parking spaces available for business patrons, including disabled parking. The Applicant respectfully requests the City of Las Vegas to issue the Special Use Permit with the current parking allocation.

As an upscale tavern and nightclub, the business will provide a benefit to the community and the neighboring businesses within the Las Vegas Downtown Centennial Plan and add to the Plan's target values of diverse entertainment and unique nightlife. The Applicant is committed to operating and maintaining the business in accordance with local and state law.

The introduction of alcohol sales at the business location will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. The business is sufficiently accessible from Fremont Street and 7th Street to easily

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accommodate access to the property. No additional public services, utilities, parking or waivers will be necessary to accommodate the Applicant's proposed business operations at the location.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM, CHTD.



Benjamin J. Volmer, Esq.

BJV:dms

cc: Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)

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