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February 23, 2011

Re: Special Use Permit Justification Letter for Downtown Guitar Bar, LLC

To Whom It May Concern:

I represent Downtown Guitar Bar, LLC in the above captioned matter. The purpose of this correspondence is to provide an explanation to the city of Las Vegas planning department of the project contemplated by Downtown Guitar Bar, LLC ("Guitar Bar"), located at 1106 S. 3rd Street, Las Vegas (the "Property"), for which Guitar Bar is seeking a Special Use Permit (the "Permit").

Issue

Guitar Bar is seeking the Permit so that it can serve alcoholic beverages on the Property. Currently, the Property is a retail shop owned by Downtown Vintage Guitars, LLC ("Downtown Vintage") which sells guitars and guitar related equipment. Downtown Vintage and Guitar Bar have entered into an agreement that allows Guitar Bar to operate the Property as a lounge after the retail shop's close of business. Guitar Bar, which is owned by an experienced bartender, is a separate legal entity from Downtown Vintage and will manage the lounge. Currently, the plans reflect a standing bar (without seating) and lounge seating for 20 people.

Information

Downtown Vintage contemplates that the Project will have two employees, and will operate from 7:00 p.m. until 2:00 a.m. on Fridays, Saturdays and Mondays. Guitar Bar has applied for an Urban Lounge License from the city of Las Vegas.

Findings

The Project is an Urban Lounge as contemplated by Title 6.50.255. The Project will sell alcoholic beverages to consumers only for consumption on the premises. The Project is located within the Las Vegas Arts District (the "Arts District"), and, as described above, there will be a standing bar (without seating) and lounge seating for 20 people, which exceeds the minimum 2:1 lounge seating to bar seating ratio prescribed by the statute.

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seating) and lounge seating for 20 people, which exceeds the minimum 2:1 lounge seating to bar seating ratio prescribed by the statute.

Special Use Permit Determinations

The Project can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The Project is located in the Arts District, and will be an active participant in Arts District events, such as First Friday. The Project will operate after normal business hours, and only on three days during the week and will not disrupt the Property's neighbors (currently a hair salon/clothing boutique and beef jerky retailer). The Project will be managed by an experienced bartender, and will provide a lounge setting for the consumption of alcoholic beverages.

The Property is physically suitable for the Project's intended use. The Property has room for a bar area with, as well as for lounge seating away from the bar area. The Property is large enough to accommodate the 2:1 ratio of lounge seating to bar seating required by Title 6.50.255, as evidenced by the attached plans which show a standing only bar and lounge seating for 20 people.

The street facilities providing access to the Property are adequate in size to meet the requirements of the Project. Currently, there is plenty of access for both vehicle and foot traffic on South 3rd Street, which runs in front of the Property. The ACE rapid transit system also runs down South 3rd Street in front of the Property, and the Property is within walking distance to most of its clientele. The majority of the Property's customers will access the property through public transportation or by foot.

Approval of the Permit will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. As discussed above, the Project will operate only after normal business hours, and only on three days during the week. The Project will be managed by an experienced bartender, will be wholly separate from the retail business and will provide an urban lounge setting for the consumption of alcoholic beverages.

Please let me know if you require additional information.

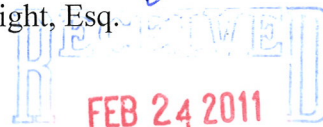
Sincerely,

MILLER & WRIGHT, PLLC



Erika M. Wright, Esq.

EMW/lt



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