



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

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 130-2<sup>nd</sup> Floor – Drink & Drag**

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 130-2<sup>nd</sup> Floor is a Nightclub/Tavern; the new tenant will occupy approximately 22,160 sq. ft. with the business name of "Drink & Drag". Initially the business will have 25 employees and operate from 4:00 pm to 4:00 am each day. 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 Jillian's a Multi-Entertainment Center with a Sports Bar, Restaurant, Arcade, Dancing, Bowling and Billiards. This Use/Business will only occupy the 2<sup>nd</sup> Floor space of the former Jillian's two-level space and utilize the existing Bar, DJ/Dance Floor, Bowling, Billiards and Banquet Room. This Use/Business is within the existing Casino overlay and is conducive to the City's policy of adding more entertainment/taverns 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 (4<sup>th</sup> St.) side of Neonopolis adjacent to Fremont street.

Thank you for your consideration for approval of the Special Use Permit requested for Suite 130-2<sup>nd</sup> Floor – Drink & Drag.

Respectfully,

Loraine Kusuvara  
Neonopolis Management



**SUP-43357**