

March 28, 2013

Steve Swanton, AICP
Senior Planner
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: Justification Letter

Project Description: Binion's Mixed Use Development – Stewart Ave and Casino Center Blvd.
Parcels 139-34-501-001, 139-34-501-002 & 139-54-501-003

To Whom It May Concern,

Please accept this document as the required justification letter for the Site Development Plan Review for a Mixed Use development following the Disposition and Development Agreement between the City of Las Vegas and the CIM Group (POB Las Vegas LLC).

The proposed development located within the existing Binion's Garage shall include approximately 15,000 square feet of Conference Space as well as support functions and possibly Food and Beverage establishment(s). The proposed renovation of the Binion's Garage and adjacent development of the Old Downtown Transportation Center will further revitalize the downtown and invigorate the plaza surrounding the Mob Museum creating destinations for tourist and local pedestrian traffic from the Fremont and Third Street hotels and nearby offices and residences.

As a large percentage of the customer base for this project will be from surrounding businesses such as the Mob Museum, Downtown Grand, Zappo's, and other downtown hotels and casinos within walking distance, we request that the parking calculation reflect this. We have indicated in the parking calculation for the conference center, a factor of 1 space per 100 square feet, which we understand to be the requirement for a banquet facility (there is no specific parking calculation for a conference center). We request a 50% reduction in the required parking spaces for the conference center due to the high number of expected pedestrian clientele from the surrounding downtown area. The renovation of the Binion's Garage shall provide architectural relief and elements at the street level including awnings and other visual interest, adding character to the ground floor on the eastern elevation of the structure. Because this proposed renovation is limited to the ground floor of the existing structure, and because access to the project is intended to be from the east elevation, we request that the project not be required to upgrade the exterior elevations of the North, South and West elevations of the existing garage building.

The CIM Group has developed several exciting projects in the Downtown area including the Triple George Grill at 201 N. Third Street, the Mob Bar located at 201 N. Third Street and the Downtown Grand 206 N. Third Street. The hours of operation and number of employees shall be determined by the final Tenants at the Retail and Food & Beverage Spaces. All required liquor and/or gaming licenses shall be the sole responsibility of the future tenants.

Should you have any questions or concerns, please do not hesitate to contact our office (702) 435-4448.

Sincerely,



Diana Payne
Associate Principal

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Dept. of Planning

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