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City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

re: Wheelhouse, 1023 & 1031 Fremont Street

To Whom It May Concern,

REQUEST

Please accept this Justification Letter for Site Development Plan Review and Special Use Permit application at the above mentioned addresses. The requested applications are submitted for the new uses in existing buildings and the additional new construction of the plaza area.

DESCRIPTION

A private outdoor entertainment plaza will be located between the single-story existing buildings at 1023 and 1031 Fremont Street. The 7,293 square foot entertainment plaza will provide spectator areas on two levels for regular enjoyment of the Tavern customers and for special entertainment events that will take place. The project will reuse the existing 4,874 square foot derelict building on the east at 1031 Fremont Street for a Tavern-Limited use with private plaza. On the opposite side of the project, an 2,396 square foot portion of the existing building on the west at 1023 Fremont Street, will also be used for a Tavern-Limited use and the Tavern uses will serve the private plaza in between. The whole project site is recognized by the 90' high windmill that will generate renewable wind energy for the benefit of the project; additional unused electricity may be delivered back to the utility.

The existing landscape on Fremont Street will remain; however, the existing parkways on 11th Street will be enhanced with new landscaping. It will be necessary to locate a new fire sprinkler valve in the landscape parkway along 11th Street to serve the project. The new valve and box cover will be approximately 72" high. The new valve box will not create sight visibility obstructions because of its location away from the street corner and away from other adjacent driveways.

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SUP-51444, SUP-51445 & SDR-51443

The existing property does not contain any parking and there is no parking proposed for the project. It is anticipated that Downtown pedestrian traffic, current existing mass transit, existing street parking and other private parking lots in the area will serve the project.

JUSTIFICATION

The project will provide employment to the design and construction trades working on the project and the business will provide additional long term employment to employees required to operate and maintain the business.

The local business owners have community-based interests for the success of East Village District and the City of Las Vegas, as well as the project.

The project is in compliance with the Downtown Centennial Plan and promotes its goals and objectives.

The project will enhance the business social amenities offered to the current downtown residents, employees and visitors and encourage the continued revitalization.

We respectfully request approval for this application in accordance with all City requirements.

Don't hesitate to call if you have any questions or concerns.

Very truly yours,



George Rogers, AIA, LEED Green Associate

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