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May 15, 2013

**Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada 89106**

RE: Viva Vegas Fremont
Special Use Permit: Justification Letter

To Whom it May Concern,

Please allow this correspondence to confirm that the undersigned law firm represents the legal interests of Arelni, LLC d/b/a Viva Vegas Fremont located at 21 Fremont Street. Please allow this correspondence to serve as a Justification Letter for their application for a Special Use Permit at this location. Currently, the property is being leased by Guido and Ariel Akerman who are applying for a Special Use Permit in order to obtain a Beer and Wine license for this location. Two (2) employees will be working each shift at all times. The Hours of operation of this location are 8:00 AM to 1:00 AM.

Viva Vegas Fremont 1 is located in downtown Las Vegas and is in a General Commercial District (C-2). Surrounding this location are many other similar stores, shops, and hotels with casinos. The area is generally known to attract many tourists. This location is already a souvenir/gift shop that sells many novelty items and Vegas gifts. Selling beer and wine in this location will not disrupt the surrounding land use and will be compatible with the surrounding land use, as there are many similar stores around this location, bars, restaurants, and hotels with casinos. The subject site is a gift shop that sells snacks and other types of refreshments. The site is suitable to add a selection of beer and wine. This site opens up to Fremont Street. At this location, individuals cannot drive up to the store, as Fremont Street where this store is located only allows for walk up.

Approval of the Special Use Permit at this site will not be inconsistent with or compromise the public health, safety, welfare, or overall objectives of the General Plan as there are many similar situated businesses already operating in the vicinity.

With Kind Regards,

Amanda E. Litt, ESQ.
MORAN LAW FIRM LLC



PRJ-49314
06/26/13