

April 27, 2017

Mr. Paul Bengtson, Senior Planner
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: Justification Letter

Project: **The QUAD at Downtown Grand Hotel & Casino (PRJ-70176)**
A mixed-use events and entertainment facility within the Downtown Grand's Casino Center Garage (220 E. Ogden Avenue)
Parcels 139-34-510-001 through 139-34-510-004

Dear Mr. Bengtson,

Please accept this document as the required Justification Letter for the Site Development Plan Review and Special Use Permit Application for a redevelopment project within the existing Casino Center Garage at the Downtown Grand Hotel & Casino.

The Project will replace existing unused areas on the ground floor of the garage with meeting/ballroom facilities, entertainment facilities and fitness uses that will enhance the program offering of the Downtown Grand Hotel & Casino and that will serve as an exciting new project and venue for downtown Las Vegas.

With the working title of the "QUAD" the proposed, approximately 44,133 square foot development will be comprised of the following uses: approximately 26,882 square feet of flexible meeting and ballroom space, approximately 7,259 square feet of fitness area (no spa or massage services are currently contemplated) and approximately 1,918 of café use. In addition, the existing surface parking lot at the northeast corner of Casino Center Boulevard and Stewart Avenue will be transformed into an approximately 8,074 square foot outdoor urban private park and entertainment venue. The outdoor venue/facility will be used for various events, fitness uses and other entertainment and concert uses and will contain a built-in stage, seating areas, outdoor urban fitness elements and a climbing wall structure anticipated to rise up to the height of the top of the Casino Center Garage.

The project conforms to the required standards of the various master plans, overlay districts and special areas, including the Downtown Master Plan and the Downtown Centennial Plan. However, this Application includes the following variance and waiver requests:

Variance for Block Wall Height along Casino Center Boulevard. C-2 (General Commercial) district limits front yard (first ten feet of the lot on Casino Center Boulevard and Ogden) walls to be 5 feet in height with the top 3 feet 50% open. The proposed wall along Casino Center Boulevard will become the back of the future performance stage and therefore the wall must maintain a height of greater than 5 feet in order to serve as the backdrop for the stage. The wall will be placed with the appropriate setbacks along the sidewalk and will be decorated consistent with the other facades of the project. The wall may contain signage in the future which would be applied for through the requisite Downtown Design Review Committee (DDRC) process.

PRJ-70176
05/08/17

Waiver of requirement to underground all power lines from the nearest street access to the project site. The existing overhead power lines run down the existing alley adjacent to portions of the property that will not be disturbed/not part of this project. Other than cleaning and new paint along the alley, the existing garage structure will not be modified. Additionally, the project requires no changes in power demand nor use of the overhead lines. These power lines service numerous operating restaurants and business establishments in the area so any modification would cause significant interruption to those businesses. Finally, this area of the alley is shielded from view by the existing garage structure and the adjacent 3rd Street restaurant venues and thus given that the power lines do not run along public streets, we are requesting this waiver to not underground the utilities.

The QUAD will be owned, operated and managed by the same team and entities as the Downtown Grand Hotel & Casino. Specific operational aspects of the QUAD, including hours of operation and number of employees will be refined as the project progresses; however, this Application includes the following Special Use Permit (SUP) requests:

Special Use Permit: Tavern and Associated Waiver The operation of the QUAD intends to include the sale, service and consumption of alcohol throughout the entire facility. In order to host successful events, and in conformance with licensing regulations, a Tavern Special Use Permit is requested. In addition, an SUP waiver of the 1,500-foot separation requirement from protected uses is requested. As noted above, the QUAD is part and parcel to and will be run by the entities that manage the Downtown Grand Hotel & Casino. The Downtown Grand maintains a Tavern SUP and keeps all Liquor Licenses in good standing.

Special Use Permit: Nightclub and Associated Waiver. The operation of the QUAD intends to include live entertainment throughout the entire facility. In order to host successful events, and in conformance with licensing regulations, a Nightclub Special Use Permit is requested. In addition, an SUP waiver of the 1,500-foot separation requirement from protected uses is requested. As noted above, the QUAD is part and parcel to and will be run by the entities that manage the Downtown Grand Hotel & Casino. The Downtown Grand maintains a Nightclub SUP and keeps all SUPs in good standing.

The Downtown Grand Hotel currently controls approximately 1,200 parking spaces in several locations throughout the resort property. The QUAD uses and program will be ancillary to the hotel use and a majority of the users and patrons of the QUAD are anticipated to be Downtown Grand Hotel guests. As a result, parking for the QUAD will come from the existing portfolio of parking spaces at the resort.

We look forward to working with the City of Las Vegas to realize this exciting project for the Downtown Grand Hotel and downtown Las Vegas. Should you have any questions, please do not hesitate to contact me at 323.860.4988, baaronson@cimgroup.com.

Sincerely,



Bradley Aaronson
First Vice President, Development, CIM Group
on behalf of BG Developer, LLC and BG Las Vegas, LLC (collectively, "Applicant")