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May 12, 2017

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: Revised Proposed Fremont Food Emporium (APN 139-34-510-024) – SUP for Tavern Limited, Tavern and Site Plan Review

To Whom It May Concern:

We represent the applicant for a proposed new food emporium with five (5) new food-service oriented tenants at 310 Fremont Street, more particularly described as Assessor's Parcel Number 139-34-510-024 ("Property"). The Property is zoned C-2 and has been operated as the El Portal retail gift shop on Fremont Street. The zoning applications requested include a special use permit ("SUP") for a tavern limited, a SUP for a tavern, and a site plan review with a waiver of the distance separation requirements from another tavern and from a church.

SUP for Tavern Limited and Tavern

The proposed project includes plans for four (4) food-service oriented tenants on the ground floor including an Evening Call frozen drink experience in Tenant Space 4, which requires a special use permit for a tavern limited. Evening Call offers on-premises consumption of frozen and other alcoholic drinks. The theme for the limited tavern will be a Mardi Gras theme. Evening Call proposes to have live entertainment at least twice a week. There are other Evening Call locations on the Las Vegas strip at Mandalay Bay, Luxor, Harmon Corner at Planet Hollywood, Bally's and the Hawaiian Market Place. This will be its first location in the City of Las Vegas on Fremont Street. On the second floor, there is one (1) proposed tenant for a restaurant/bar with gaming which requires a special use permit for a tavern. Minors will not be allowed upstairs except to utilize the public restrooms located outside of the proposed tavern. A security plan will be provided to business licensing to address the separation requirements for minor customers from the tavern and tavern limited.

Site Development Plan Review

The total square footage of the project is 16,564 square feet with 7,488 square feet on the ground floor and 6,869 square feet on the second floor. The square footage of the four (4) tenants on the ground floor will be 1,844 for tenant 1, 1,197 for tenant 2, 1,259 for tenant 3 and 1,171 for tenant 4. There is a common eating area of 1,844 square feet for the tenants located at the entry area. In the rear of the ground floor, there is back of house operations consisting of 1,006 square feet, two employee restrooms and an electrical room. The grease trap and fire riser room will also be located in the back of the ground floor. The public restrooms will be located upstairs in a common area, separate from the tavern. The one (1) tavern tenant upstairs will be 6,869 square feet with a balcony overlooking Fremont Street. There is

PRJ-69516
05/16/17

SUP-69672, SUP-69674 and SDR-69675 - REVISED

2,482 square feet of seating area/balcony. There will be back of house upstairs of 1,620 square feet and a 1,349 square foot storage area and a common area including restrooms consisting of 1,418 square feet.. There is also a fire exit corridor upstairs. The tavern area will be limited to 21 years olds and older.

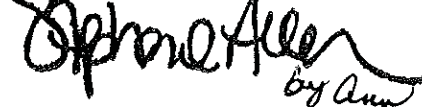
Because this is an existing building on Fremont Street the interior building will be demolished and reconstructed to allow for the new uses. The exterior will also be renovated with an updated facade, a new balcony, and updated materials and signage (including an LED sign). The exterior façade will have a wood paneled ceiling system, an LED board, a balcony on the second floor, ceramic tile walls and stainless steel column enclosures. The architecture is compatible with the surrounding uses on Fremont Street and will be consistent with the planned upgrades to the Fremont Street Experience.

The new use and the façade of the building will be an added and enhanced attraction on Fremont Street. Because the Property is located on Fremont Street and within the Casino Overlay District, a waiver may be requested from the typical distance separation requirements between taverns and between taverns and churches. The applicant is requesting a waiver to allow the proposed tavern within 80 feet of another tavern located at 301 Fremont Street and within 1158 feet of a church on Bridger Street. There is precedent for this request along Fremont Street since this type of use is a large part of the tourist attraction on Fremont Street.

Please let us know if you have any questions. Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink that reads "Stephanie H. Allen" with "by Ann" written in smaller cursive below it.

Stephanie H. Allen

PRJ-69516

05/16/17



February 24, 2017

El Portal / Fremont food Emporium
310 Fremont St
Las Vegas NV 89101

Re: El Portal / Fremont food Emporium @ The Fremont Street Experience (FSE)
Aesthetic Review: Exterior Signage

Dear Sirs,

We have reviewed the drawings submitted for remodel of the building located at 310 Fremont St., Las Vegas, Nevada, located within the boundaries of the FSE Pedestrian Mall (Mall). The Drawings submitted for aesthetic review will be identified as Fremont Food Emporium signage. These drawings propose improvements to the existing building adjacent to the Fremont Street Experience. The proposed improvements consist of the following:

1st level: The existing storefront window system will be removed and replaced with an open air access. Roll down doors will be installed for building closure. These will be hidden from public view as depicted in the attached drawings

2nd level: The second level will be an open air concept. The building will also include a new sculptural LED board railing system as depicted in the attached drawings.

Please note that all tenant signage needs to be approved under separate application

The El Portal / Fremont food Emporium is approved as submitted and depicted on the drawings submitted for this aesthetic review, with the stipulations outlined under "Other" below.

3. Other:

As outlined in the Design Criteria Manual, all illumination elements on the exterior of the building shall be interfaced with the FSE lighting control system. The sign contractor shall note the same on all drawings and coordinate the interface with the FSE Assistant Show Operations Manager.

a. Aesthetic approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for submittal to the City of Las Vegas for applicable licenses, permits and other approvals.

b. Aesthetic approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for compliance with all applicable codes.

PRJ-69516
03/27/17

SUP-69672, SUP-69674 and SDR-69675

- c. Deviation from the approved plans as indicated by this aesthetic approval will not be accepted by the FSE.
- Correction of non-compliant work is the responsibility of the contractor and/or property owner/tenant.
 - Correction of non-compliant conditions must be quickly undertaken by the contractor and/or property owner/tenant upon notification of the variance by the FSE.
- d. The use of amplified sounds is not permitted pursuant to the FSE Amplified Sounds Policy established June 7, 2000.
- e. The contractor is required to execute the FSE Contractor Rules and Regulations and to comply with the requirements outlined therein prior to undertaking any work within the FSE Mall.
- The final approved start date of this work will be determined by FSE as part of the Contractor Rules and Regulations.

Let me know if you have any questions regarding this aesthetic review approval of signage for El Portal / Fremont food Emporium .

Sincerely,



John Zeller
Director of Mall Operations

PRJ-69516
03/27/17

SUP-69672, SUP-69674 and SDR-69675