

Nicholas PK Akiona
PublicUs LLC dba PublicUs
1126 Fremont Street
Las Vegas, NV 89101

December 28, 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: JUSTIFICATION LETTER
SUP Application

Dear Mr. Fagg:

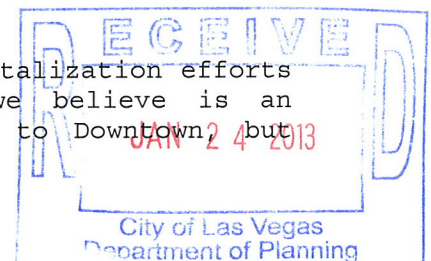
Please accept this letter as our official Justification Letter for a Special Use Permit for a Beer Wine Cooler On-Sale license in conjunction with our Restaurant business operation to be located at 1126 Fremont Street. The Restaurant is located within the East Village District and is part of the Downtown Overlay District as defined by Map 17 of the Downtown Centennial Plan. The Application is for a **SUP FOR A BEER WINE COOLER ON-SALE ESTABLISHMENT** on 1.72 acres at 1126 Fremont Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

We intend to serve beer, wine and coolers in conjunction with meals on the premises and will also provide outdoor seating. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The Restaurant is approximately 3,100 square feet and we plan to employ approximately 10 to 15 employees. The hours of operation will be from 6:00am to 11:00pm Monday through Sunday. The Restaurant will not increase the demand for parking, as the prior use was also a restaurant operation.

We are requesting a Waiver to allow for a Beer Wine Cooler On-Sale business, which is approximately 330 feet from a protected use (Church located at 1229 E. Carson Avenue) where 400 feet is required. While the request is to allow 330 feet where 400 feet is required, the area of the parcel that is within the 400 feet distance separation area is a portion of the parking lot located at the southwest corner of the parcel. The actual distance from the Church parcel to our tenant space is approximately 475 feet, and over 500 feet when measuring to our closest entrance. Our parcel is also separated from the Church by two major roadways, Maryland Parkway and Carson Avenue. For these reasons, we believe this Waiver request is meeting the spirit of the 400 feet distance separation requirement.

This Restaurant will further enhance the various revitalization efforts underway in Downtown Las Vegas by adding what we believe is an additional element in not only attracting visitors to Downtown, but

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adding to the quality of life for current and future Downtown residents. We appreciate your support for this project and look forward to working with the City of Las Vegas Staff during the entitlement process. If you have any questions and / or concerns, please do not hesitate to contact me.

With Kind Regards,

Nicholas PK Akiona

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