

NEONOPOLIS
at Fremont Street Experience
450 Fremont Street, Suite # 370, Las Vegas, NV 89101
Phone : 702.243.0654 Fax : 702.671.0092

July 23, 2018

City of Las Vegas - Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Cat's Meow and OD's at Neonopolis

- 1. SUP – Liquor Establishment – Tavern-Limited**
- 2. SUP – Nightclub Use with Waivers**

To Whom It May Concern:

With respect to Neonopolis and its two new tenants, Cat's Meow (Ste 201) and OD's (Ste 225) 2nd floor. Both under one and the same ownership, and each applying individually for the two SUP's above. Please accept this Letter of Justification, also requesting the following Waivers for the Nightclub Use:

1. Restricted distance from religious facilities. (1,240 ft from a church where 1,500 ft req'd).
2. Restricted distance from school facilities. (1,340 ft from a school where 1,500 ft req'd).

The intended use of both Tenants/Suites is for Karaoke Nightclubs. Both suites have never been issued a C of O, as they have remained un-built since the buildings original construction (2001).

Cat's Meow (201) will occupy approx. 10,400 sf new space and will offer Karaoke and live performances. With a New Orleans theme, all genres of music, and live web streaming of the stage so that a customer can text their friends and family to watch their performance from Las Vegas over the internet.

OD's will occupy approx. 8,550 sf new space and will also offer Karaoke and live performances. Its theme is different, where it will offer music from artists who have passed on. And will also provide live web streaming of the stage for Social Networking with customer's friends and family.

The proposed Uses/Businesses are compatible with the General Plan and suitable for the type and intensity being proposed. Streets and access should have no detrimental impacts from these Uses/Businesses and the approval of the Special Use Permits will not be inconsistent with the public health, safety, welfare or objectives of the General Plan.

The Neonopolis, Cat's Meow, OD's and their Suites are also a part of the following overlays: Downtown Centennial Plan, Las Vegas Redevelopment Plan, Live Work Overlay, Las Vegas Scenic Byway Overlay and Airport Overlay (200 feet). To the best of our knowledge these Uses/Businesses are in compliance with all the above overlay's requirements.

The two business are conducive to the City's policy of adding more nightclubs on Fremont Street, it is also adjacent to the Fremont East Entertainment District, it will significantly increase the limited space Downtown for live entertainment and the ability to draw audiences from across the Las Vegas area.

Public and employee parking is provided on-site within the City of Las Vegas Neonopolis Parking Garage (two levels below grade), additional Public parking can be found at the CLV's Red Garage (across Fremont St.) and two major RTC bus stops exist on both the east (LVB) and west (4th St.) side of Neonopolis adjacent to Fremont street.

Thank you for your consideration to approve these Special Use Permits necessary to occupy Suite 201.

Respectfully,



Loraine Kusuhara
Neonopolis Management

PRJ-74006
07/30/18

SUP-74075, SUP-74076, SUP-74077 and SUP-74078