September 20, 2007

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: Justification Letter for **601 Nite Club**
APN: 139-34-611-018
Subject: A. Special Use Permit
B. Waiver for the separation Requirements for Liquor Establishments

Dear Sirs,

The intended use for this facility in the existing vacant building at 601 Fremont Street is a Tavern-Limited Establishment, cocktail lounge, and live entertainment venue. The facility will be approximately 11,000 square feet on the Ground Floor and contain a bar area, entertainment night club, which can be isolated from the bar area when the venue is used for live music shows that may permit persons under the age of 21. We will have stage type platforms with dressing rooms, a pizza stand that will be open when the venue/bar is open for take out service with the ability for customers to eat in the bar area or for take out service when the venue/bar is closed, and assorted support facilities. There will be facilities for both live entertainment and D.J.'s.

In keeping with the intent of the entertainment district approximately 50% of the Ground Floor wall on the Fremont Street side will be removed and replaced with overhead type doors. When these doors are open it will permit people on Fremont Street to see into the facility and make for interaction between the "street" and the entertainment. The entertainment will be provided four nights a week at a minimum and the facility may be open extended hours from 11AM through 8AM of the following day.

The property is currently zoned C-2 and falls within the Downtown Entertainment Overlay District. We are requesting a special use permit and will be applying for a Tavern Limited License. We are also requesting a waiver for the separation requirements for liquor establishments. Since we are located in the DEOD, this waiver should be granted.

We feel that this use of a vacant existing building, situated in approximately the middle of the entertainment district will have a very positive effect on that districts viability. It will tie together three existing entertainment venues on the south side of Fremont Street and positively add to the "mass" needed for this type of district.

There are approximately 40 parking spaces located on 6th Street and there are 680 spaces in the Neonopolis parking garage and 1472 parking spaces in the Fremont Street Experience parking garage. The parking garages are approximately 600 feet away and accessible on foot. Public transportation is also available on Las Vegas Boulevard. Parking for this facility should not be a problem considering the amount of parking in close proximity to the new project.

The owner and the tenant are amenable to discussions regarding the Business Improvement District and the improvements planned for Fremont Street.

EOT-24712
11-07-07 CC

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

We will make the following changes to the existing exterior façade: The existing face brick finish is in very good condition and would be very difficult to remodel short of removing it. Therefore we plan to leave this brick in place and touch up where needed. The existing bronze colored aluminum fascia along Fremont and partially on 6th Street will be repaired but generally remain. Three exterior, neon illuminated signs will be added and two large banner type signs with external illumination will be added. The graphics on these two signs will be changeable to reflect the present entertainment. We will make the following changes to the interior space: remodeling as required for the new bar, lounge, night club, pizza stand, toilets, office, and storage.

Please consider this project a positive impact on the City of Las Vegas and the surrounding area.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

EOT-24712
11-07-07 CC