

Down The Hatch, LLC.

11-21-24

City of Las Vegas
Planning Department
495 S Main St. Las Vegas NV 89101

Re: Justification Letter
APN: 162-03-110-107
Address: 1114 S. Main St #110, Las Vegas NV 89104

The Special Use Application is being submitted to the City of Las Vegas for consideration of Alcohol, On-Premises Full use.

The location falls within Area 1 of the Town Master Plan. Our requested use compliments the urban environment. The master plan has an urban, walkable, mixed-use, “makers” of artist environment.

Full Liquor Use: The applicant's intent is to have a full liquor bar with a speakeasy design. The use is complementary and consistent with the neighborhood. The location will also host a boutique tattoo parlor at the entrance with the speakeasy access to the bar, and full liquor. The location meets the distance requirements for Alcohol, On-premise Full per the City of Las Vegas Unified Development Code.

This location/parcel is designated by the land use as DT Master Plan and classified by zoning as C-M. The Downtown Las Vegas Overlay District is exempt from the automatic application for the standard parking requirements.

We appreciate your review of this Special Use Permit application. Please feel free to contact us directly to discuss any relevant comments.

Respectfully

Patrick Cummings

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Down The Hatch LLC

702-370-2575

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24-0661
12/19/2024