

**RE: Justification Letter Regarding Applications for Site Development Plan Review and SUPs for the property located at 1300 Main St, Suite 120, Las Vegas, NV 89104, APN # 162-03-110-094**

To Whom It May Concern:

The principals of Cake & Bone, LLC (the "Principals") submit this justification letter requesting approval for site development and a special use permit at 1300 Main St, Suite 120, Las Vegas NV 89104 (the "Property"). The Property is located near the southwest corner of Main St and Colorado Ave within the Downtown Las Vegas Overlay District (DTLV-O), and designated "C-M (Commercial / Industrial)."

The Principals have leased the Property from the 2018 Tony and Jasmin Pei Wen Tsai Revocable Trust and intend to significantly upgrade the Property to be fully compliant with current code to include alleyway improvements in accordance with Uniform Development Code ("UDC") Title 19 Appendix F, ADA accessibility and fire/life safety upgrades.

The project will consist of two distinct concepts: 1) during daytime hours a retail store and cafe under the name "Cake & Bone" that will offer men's and women's clothing along with home goods for sale, and 2) during nighttime hours a nightclub under the name "Ritual" in compliance with UDC 19.12.070. Cake & Bone will include a restaurant license that will serve coffee, tea, limited packaged foods, other non-alcoholic beverages and alcoholic beverages in compliance with UDC 19.18.020. Ritual will include a full bar from which to sell/serve signature cocktails, beer, wine, spirits in compliance with UDC 19.18.020 along with non-alcoholic beverages and "mocktails." Ritual will host live performances by musicians and artists, provide an art-inspired lounge experience and host small events focused on community engagement.

We, the Principals of Cake & Bone, LLC, have been active in the 18b Las Vegas Arts District, Downtown and East Fremont community for nearly 10 years, and have successfully created events and businesses, some which included the requirement to obtain privileged licenses within the City of Las Vegas. We believe our track record of having a positive impact within the City will enable us to further our vision to foster connection within the local community while inspiring art, entertainment and experiential performances where it belongs in the heart of the 18b Arts District.

Given the above, we respectfully request the review and approval of our Site Development Plan ("SDP"), the following Special Use Property ("SUP") applications and waiver for the Property:

1. SUP for Alcohol, On-Premise Full and Alcohol, Off-Premise Ancillary Use. We believe that the Property meets the minimum requirements for this SUP, pursuant to UDC 19.12.070, as it is not located within 400 feet of any of the following uses:
  - a. Church/house of worship;
  - b. School;
  - c. Individual care center licensed for more than 12 children; or
  - d. City Park

Although Title 19 Appendix F, Table 11 "DTLV-O Area 1 Requirement Threshold Matrix" indicates under "Change of use / interior remodel / façade rehab" that there is "no additional parking required," and that Appendix F: (C)(1)(c) states "Chapter 19.08 Parking standards are not automatically applied," if it is deemed that Handicapped Parking is required we additionally seek a waiver for the On-site Parking Requirements. Like most

of the businesses within the 18b Arts District there is no dedicated on-site parking for the Property. However there is ample parking day and night along Main Street as well as multiple parking lots within a few blocks of the Property sufficient to accommodate the intention of LVMC 19.08 requirements.

2. SDP for Use as a Nightclub. We believe that the Property meets the minimum requirements for this SDP, pursuant to UDC 19.12.070 and will include:
- a. Combination of live music, recorded music, or other entertainment for the primary purpose of encouraging social interaction amongst the patrons of the establishment;
  - b. Contains one or more delineated dance floor areas; and
  - c. May or may not provide food service. If the establishment provides food service, the food service must be both limited and incidental to the operation of the establishment.

Both business concepts will include an outdoor seating area on the back patio adjacent to the alleyway. Our concept will significantly improve the appearance of the property that is visible from the public alley, and will also make sure to comply with the noise restrictions set forth in City of Las Vegas Municipal Code ("LVMC") Chapter 9.16.

Further, the Property shall be compliant with each applicable Conditional Use Regulation and Minimum Special Use Permit Requirement set forth in UDC 19.12.070 and we will operate our business in conformance to LVMC Chapter 6.50.

Thank you for your time and consideration, and we look forward to the opportunity to co-create the future of the 18b Las Vegas Arts District. If you have any questions, please do not hesitate to contact Shane Terry (Principal/Co-Founder) at 702-858-2465 or via email at [shane@taprootbrands.com](mailto:shane@taprootbrands.com).

Respectfully,

Dana Hodges

Principal, Cake & Bone, LLC

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