



Letter of Justification

I am writing this letter of justification to request your consideration for granting approval for a second Nevada Brew Works location to be located at Boca Park, at the intersection of Rampart and Charleston on the west side of Las Vegas.

Nevada Brew Works opened in September 2020. The brew pub currently employs 25 employees. The taproom and restaurant hours are 11:00 am – midnight daily. The location is situated between the Arts District and Gateway District on Main at Imperial. The taproom and patio space has quickly served as a fun gathering place for our community for clubs, fundraisers, parties, corporate gatherings, community events and more over pizza, burgers, wings and craft beer.

This new brewpub, Nevada Brew Works Boca (NBWB), is planned as a family-friendly microbrewery with taproom and patio area to enjoy crisp microbrews and cocktails, oven-fresh pizza, award-winning burgers, steaks and good times with friends.

NBWB will follow the same model as the current location with the following features:

- Taproom with full restaurant and sit-down service
- Event space area
- Full brewery on-site and in view of public eye
- Full bar complete with cocktail program
- Outdoor beer garden
- (5) gambling machines located at bar

The menu will be updated by adding higher end dinner meals to accommodate the Summerlin location customer base while keeping its familiar pizza, burger and wings heritage. Craft beer will be brewed on site and will be available for purchase in sealed containers for off-site consumption. TV's will line the bar and taproom areas for watching sports with an enhanced and upbeat industrial theme with rustic décor. The taproom and patio will also host live, atmosphere-setting music periodically.

This project, located at APN: 138-32-412-005 zoned C-1 Limited Commercial, greatly benefits the Boca Park area to finally facelift the empty shell left by VON's supermarket a decade ago. The building owner will update the building façade and add landscaping with two tenant restaurants adjacent to their name brand supermarket. NBWB is requesting special use permits "Alcohol Production Craft" and "Gaming Establishment, Restricted". Our tenant improvement will update the shell by installing brewing equipment, taproom bar, kitchen, bathrooms, patio upgrades, and signage in front of property.

NBWB is expected to open in July of 2025. This new brewpub is expected to create 30 new jobs by the end of 2025. Excise tax and sales tax will be collected on the beer produced and sold. The taproom hours are planned daily from 11:00 am to 12:00 am (midnight). Brewing activity will occur in the early mornings and conclude in

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the early afternoon. The space is approximately 3150 sf plus an additional 1200 sf patio space. The brewpub also donates a portion of the proceeds to the Ariana Rye Foundation, a charity that purchases medical equipment for children with disabilities.

The City of Las Vegas has recognized the need for Nevada to continue growing its craft beer business. This adds a new location to the west side of town, desperately in need of more breweries. The payroll tax, sales tax, excise tax and gaming fees collected by this new location will benefit the City of Las Vegas.

In summary, an approval of the special permit required for a new brew pub mutually benefits both the City of Las Vegas and its citizens. I appreciate you taking the time to read this letter and thank you for your consideration.

Jason Taylor
Owner
Nevada Brew Works

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