



April 22, 2022

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

RE: Special Use Permit and Site Development Plan Review for Nightclub & Liquor Establishment (Tavern)

Club Ooh La La at Neonopolis – Suite 270

1. SDR – Site Development Plan Review (outdoor patio)
2. SUP – Nightclub Use with three Waivers

To Whom It May Concern:

With respect to Neonopolis and its new tenant Club Ooh La La (Club-O), Suite 270, 2nd floor, please accept this Letter of Justification, also requesting the following Waivers for the Nightclub Use:

1. Restricted distance from religious facilities. (1,229 ft from a church where 1,500 ft req'd)
2. Restricted distance from school facilities. (1,357 ft from a school where 1,500 ft req'd)
3. Restricted distance from another Liquor Establishment. (80 ft from a taver where 1,500 ft req'd)

The intended use of Suite 270 is a Nightclub Venue. This suite has been operating as an Art Museum for over twelve years and issued a C of O approximately 2010, Club-O will occupy 15,526 sf remodeled space and will offer a Higher-end Nightclub experience along with live performances. Club-O desires to bring to Downtown Las Vegas a project that has survived the test of time and provides the patron with a level of attention and entertainment that few have mastered.

Club-O will operate seven nights on the 2nd floor at the Neonopolis building on Fremont St, in addition, they anticipate providing for 21 and over only clientele.

Expected hours of Operation are as follows:

Nightclub Hours: 8:00 PM thru early morning 3-4:00am

During daytime hours, the premise will be utilized for training, rehearsals and back of house operations.

The proposed Uses/Business 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/Business 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, Club-O and their Suite 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 business is 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 (2-levels below grade), additional Public parking are 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. Uber/Lyft/Taxis drop off and pick up within steps of the entries to the Neonopolis.

Thank you for your consideration to approve these Special Use Permits necessary to occupy Suite 150.

Respectfully,

Loraine Kusuhara
Neonopolis Management

22-0213
04/27/2022