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May 19, 2022

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, Nevada 89101

**RE: 310 Fremont Street convert space from General Retail to Alcohol on-premise,
Full with Commercial Recreation/Amusement indoor. 139-34-510-024**

Dear Mr. Gates,

Our client owns the building addressed as 310 Fremont street. The property has operated as General Retail *dba* Indian Arts and Crafts for many decades. Our request is to convert the space into an arcade with counter food service, and alcohol for on premise consumption. The floor plans show amusement machines toward the Fremont Street entrance with a physical bar with bar- stool seating along the length of the west wall. A kitchen with counter service is adjacent to the ally and family style table seating is available.

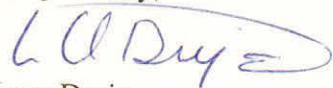
Cosmetic changes are proposed to the color scheme on the front façade. The existing/historical projecting signage structures and Juliet balconies will remain.

Waiver of Parking Requirements: The most intense parking standard that can be applied to this business is the 1 space per 200 square feet applicable to a Commercial Recreation Amusement, Indoor. A video arcade has an additional requirement of one space per every three people at maximum occupancy. With a gross area of 7,456 SF the parking required is comparable to what is required for the current retail use (1:175).

Use Permit for Alcohol on-premise Full – The operating hours are expected to be 9:00 AM to 4:00 PM but may vary with different visitor volumes on Fremont Street. Curfews and supervision for minors will be observed.

Please phone me if you have considerations or suggestions.

Respectfully,



Lora Dreja
Land Entitlements
(702) 598-1408

22-0249
06/27/2022