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December 5, 2022

Via Upload

Jonathan Boyles
Senior Planner
City of Las Vegas
495 South Main Street
Las Vegas, NV 89101

Re: Special Use Permit and Design Review Application #22-0523
Crash N Burn Venue with "Aerodium" Attraction
Fremont Street Experience
450 East Fremont Street, Ste 310
APN: 139-34-513-002
REVISED Justification Letter (12-5-22)

Dear Jonathan:

My client, CNB Partners Vegas LLC (the "Applicant"), is excited to present an opportunity to add a new element to the existing entertainment opportunities already available in Downtown Las Vegas and at the Fremont Street Experience. The proposed project is located within the Neonopolis located at 450 East Fremont Street, bearing Clark County Assessor Parcel Number 139-34-513-002 (the "Site"). The Applicant requests a Special Use Permit for Alcohol On-Premise, Full, and a Site Development Plan Review for the construction of the exterior elements of an open-air skydiving attraction to be located on the roof of the Neonopolis structure, and Night Club with outdoor patio use as part of an indoor and outdoor commercial recreation/amusement venue.

Site Development Plan Review

The attached plans reflect the installation of the "Aerodium" attraction on the roof of the Neonopolis and the build out of Suite 310 within the Site consisting of approximately 18,299 total square feet (15,700 square feet indoor, and 2,599 outdoor patio). Aerodium consists of technology currently used for indoor skydiving and movie stunts (further described in the attached specifications) that will be made available for the public to enjoy as part of the

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Downtown Las Vegas experience. The outdoor elements of the roof attraction are consistent with other structures associated with entertainment opportunities in the immediate vicinity, and the equipment itself incorporates features to ensure the safety of the participants. A specially designed wind flow prevents a flyer from leaving the wind column, while the outer perimeter integrates a special safety net and padded cushions at ground level. Guests receive “flight training” prior to participation, and will always be accompanied by an instructor. Airflow can be increased or decreased (within established safety parameters) based on the comfort of the participant. The technology associated with Aerodium is specifically designed for use in permanent locations within urban environments and its low noise level of 65 dB in the spectator area and 90 dB for the limited areas directly within the flight zone allows installation without significant disruption to the surrounding environment. The original proposed roof plan reflected a full buildout consisting of two Aerodium attraction points. An amended plan reflects the initial installation of a single machine in accordance with the approval letter provided by the Fremont Street Experience. A second machine will be considered at a future date.

The proposed project will also consist of interior tenant improvements for a restaurant, drinking, and meeting space called “Crash N Burn,” within Suite 310 (the area formerly occupied by Telemundo), with connection to the roof to access the Aerodium attraction. Crash N Burn will include an event area, modified bowling lanes, bars, a private meeting area, an event room, an outdoor patio area, arcade machines, and amusements, all as depicted on the floor plans provided with the application. Although the primary proposed operations are not anticipated as a traditional “Night Club,” the request for the Site Development Plan Review required for the Night Club use has been included in the this application to allow for flexibility in scheduling the event space to include configurations that will allow for entertainment with delineated dance floors.

Special Use Permits

The proposed uses are consistent with the existing businesses operating within the Neonopolis and at the Fremont Street Experience, and are in harmony with purpose, goals, objectives and standards of the City. The improvements are proposed to add further options for entertainment as well as corporate meeting and event space, and will bring additional business opportunities to the City while not imposing an undue burden to the surrounding area. The proposed project does not request or contemplate any off-premise alcohol consumption and no alcohol will be permitted in the roof Aerodium area. The project is within the Neonopolis with an existing parking lot, provides excellent pedestrian access to Downtown Las Vegas, and the addition of this project will not negatively impact the area, public improvements, traffic conditions, or rights-of-way.

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The hours of operation for both the Aerodium attraction and the Crash N Burn space will be consistent with those generally in effect within the Fremont Street and the Neonopolis area, and policies for participation by minors will be enforced in accordance with City of Las Vegas curfew requirements. Therefore, the proposed use is compatible with its surroundings and appropriate for the City's support and approval.

We appreciate your continued assistance with this application. If you require any additional information, please feel free to contact my office.

Sincerely,


Maren Parry

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