



Feb 9, 2010

Planning & Development
Development Services Center
City of Las Vegas

re: special use permit
The Arts Factory Bar
107 E. Charleston Blvd
Las Vegas, NV 89104
apn: 139-33-811-017

This submittal is to request a special use permit for an Urban Lounge in the fantastic 18b LV Arts District. The proposed project is a 1,385 s.f. lounge located on a portion of the parcel referenced above. The build-out for the bar will be in the form of tenant improvements in the existing building and does not include any outdoor modifications.

We intend to hire 10 employees to staff the lounge.

The hours of operation will be Mon – Saturday 11:00am – 2:00am, with extended hours on the First Friday of each month.

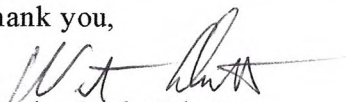
The Arts Factory, LLC currently holds a Liquor Caterer License to service events and art openings at this location.

The Arts Factory will be applying for a State Limited Gaming License as stipulated under the provisions of the Urban Lounge designation.

The proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics, and will not cause substantial diminution of the value of other properties in the area in which it is located. Public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

Please call if you have any questions or need any additional information.

Thank you,


Westley Myles Isbutt,
Property owner

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