

Archway Studios

1112 S. Casino Center Blvd - Las Vegas, NV 89101

Phone: 702-595-2998 - Fax: 702-614-4727

July 2, 2010

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

Re: Request for a Special Use Permit

Planning Department,

Archway Studios, a Brett Wesley company is pleased to announce the Artifice Urban Lounge located in the 18B Arts District. The lounge will be a dynamic blend art and entertainment to create a unique experience for locals and tourists alike. Artifice will be harmonious with the surrounding businesses and will feature local as well as international artists alike.

We are requesting a Special Use Permit for an Urban Lounge license located at 1025 First Street. The Urban Lounge is 4,324 square feet located within the eastern portion existing 6,985 square foot building. The proposed lounge will have a total occupant load of 181 with 21 seats at the bar and approximately 80 seats within the Urban Lounge.

Our goal is promote awareness, created new interest, and continued revitalization within the Arts District of Las Vegas.

Update:

We are resubmitting revised drawings of the site plan and the floor plan to clarify several issues for planning and development. On the floor plan we have labeled the bathrooms as "NEW", shaded in the separation wall and added the text "NEW SEPARATION WALL", added the walk in cooler and racks within the storage area, and revised the text in the storage area from "FOOD PREP AREA" to "STORAGE AREA". On the site plan we have added the separation wall and shaded out the portion of the building that we are not improving.

The label FOOD PREP AREA was an oversight as our intentions were to have this area used solely for storage of tables, chairs, racks, glassware, and the walk in cooler. We decided months ago to not have food as we wish to start operations by focusing on the beverage portion of our business. Until the time that we feel the Urban Lounge is successful we will not offer food and at that time we will approach the city about the possibility of serving food.

If you require any additional information or clarification feel free to contact me at (702) 595-2998.

Sincerely,



Steve Rubyor
Archway Studios Inc,
1112 S. Casino Center Blvd.
Las Vegas, NV 89101
702-595-2998
steverubyor@yahoo.com

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