

3225 Via Seranova | Henderson, Nevada 89044 | O. 702.522.9292
Dwayne R. Eshenbaugh, AIA, NCARB, LEED AP
Principal Architect / Owner

July 13, 2010

Mr. Doug Rankin, AICP
City of Las Vegas Planning Manager
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
FAX (702) 474-0352

RE: Justification Letter
The Lady Silvia (Urban Lounge)
900 S. Las Vegas Boulevard, # 140
Las Vegas, Nevada 89101

Dear Doug:

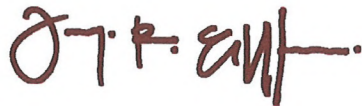
My client desires to design and build a 3,937 SF Urban Lounge in unoccupied space on the first level of the SOHO Lofts. The use is permitted under the current zoning which is General Commercial District C-2. A Special Use Permit will be required for the alcoholic beverage license - Urban Lounge. A gaming license will also be required for the five (5) machines located at the bar.

At this time, the project will not be constructed to LEED or equivalent standards however we will be integrating tank less water heaters and LED lighting into the project.

The project will be open for business 24 hours a day, making it an asset to the downtown area and a desirable amenity for the residents of SOHO Lofts. They anticipate 15 employees working at the Lady Silvia.

We appreciate your support of this project and look forward to working with the City of Las Vegas staff during the entitlement process. Should you have any questions, please give me a call.

Best Regards,



NOVUS Architecture, LLC
Dwayne R. Eshenbaugh, AIA, NCARB, LEED AP
Principal Architect / Owner

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