

MAIN STREET INVESTMENTS
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JUSTIFICATION LETTER

Date: August 8, 2016
To: Department of Planning
From: Main Street Investments II, LLC
Subject: **SUP Extension of Time – 40-60 East California Avenue**

We are writing this letter to request extension of time on the Special Use Permit to open a new bar and cocktail lounge at this location. The ownership group was working with the tenant initially who failed to keep up with their original plans and open for business so we had to find a replacement to take their place. There is ongoing process to finish the lease with the new tenant and both parties are getting construction budgets estimated in order to turn this previously vacant space into a successful business. Things have taken longer than anticipated with all the architectural, engineering, design, and construction budgeting and we need additional time to complete it. We hope to bring a new venue to the Arts District soon. Music events and performances will be played there in order to entertain the local community and those new to the Arts District. We would like to have your support to open this bar in Downtown Las Vegas.

We will support the local artists and will aim to work with local vendors in Downtown if possible.

This space is under 1,700 square feet with planned outdoor seating on California Street sidewalk. We are going to serve beer, wine, and cocktails with customers able to order food to be delivered from neighboring restaurants. We will create about 8 new jobs at this location. We will be open five to seven days a week. The space décor and design will be "industrial chic". I am confident it will be a venue that the Arts District community will embrace and make it their regular spot. We will be bike, scooter, and all mobility device friendly to encourage alternative transportation in Downtown and will be pet friendly in the outdoor area.

I appreciate your help and support of this project with the approval of our request for extension of time.

Sincerely,



Sarah Barton, Manager
Main Street Investments

EOT-74150

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08/09/18