



Las Vegas Planning Commission

Subject: Request for Approval of Special Use Permit for Viking Mike's

Dear Members of the Las Vegas Planning Commission,

I am writing to request approval for a Special Use Permit to sell alcohol and a Site Development Review for the addition of square footage to the existing building located at 1500 South Main Street, Las Vegas, Nevada. This proposal is for our new project, Viking Mike's, which will be a unique establishment designed to evoke the atmosphere of a ski lodge, complete with a Yurt towards the rear of the property.

The 18B Arts District, where our project is located, has experienced remarkable growth over the past decade. This area has evolved into a vibrant community hub with an eclectic mix of bars, restaurants, art galleries, and residential spaces. Viking Mike's will contribute to this dynamic environment by offering a distinctive destination that combines the rustic charm of a ski lodge with the cozy, communal experience of a Yurt.

The lodge and Yurt will encompass a combined 3,226 square feet of interior space, supplemented by an additional 975 square feet of outdoor area. The Yurt, a traditional structure with modern amenities, will be constructed towards the rear of the existing building, providing an intimate and inviting space for patrons. This project is designed to complement the artistic and cultural character of the 18B Arts District while providing a new and engaging experience for residents and visitors alike.

We believe that Viking Mike's will not only enhance the appeal of the 18B Arts District but also support its continued growth as a premier destination in Las Vegas. The addition of our establishment will provide a unique venue for social gatherings and contribute to the economic vitality of the area. We are committed to working closely with the community and the City of Las Vegas to ensure that this project aligns with the district's ongoing development and revitalization efforts.

Thank you for considering our application. We look forward to your favorable review and are eager to contribute to the thriving 18B Arts District with Viking Mike's.

Sincerely,

Mark Mobley

24-0465
09/17/2024