

Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Temporary Commercial Permit
 Project Address (Location): 1750 N. Buffalo Dr #115
 Project Name: Sea Breeze Village Proposed Use: RADIO TRUCK GIVEAWAY
ESPN/SPORTS
 Assessor's Parcel #(s): 13822418007 Ward #: 4 12-17-05
 General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.34 acres Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Sea Breeze Steiner's LLC Contact Richard Gordon
 Address 1770 N. Buffalo #101 Phone: 220-4500 Fax: 220-9069
 City Las Vegas State NV Zip 89128

APPLICANT Steiner's - A NEVADA Style Pub Contact ROGER SNEITS
220-4500 x222 838-9882
 Address 1750 N. Buffalo Dr #115 Phone: 304-8084 Fax: 304-9365
 City Las Vegas State NV Zip 89128

REPRESENTATIVE Roger Smeits/MARK REEDER Contact OWNER / G.M.
 Address 1750 N. Buffalo #115 Phone: 304-8084 Fax: 304-9365
 City LAS VEGAS State NV Zip 89128

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

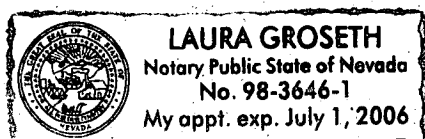
Print Name Richard Gordon

Subscribed and sworn before me

This 13 day of December, 20 05

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>TCP-10861</u>
Meeting Date:	
Total Fee:	<u>\$100.00</u>
Date Received:	<u>12/14/05</u>
Received By:	<u>[Signature]</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



December 12, 2005

Mr. Eddie Dichter or
Current Planning Division Representative
City of Las Vegas Planning and Development
400 N. Gass St.
Las Vegas, NV 89101

To Whom It May Concern:

Subject: Lotus Broadcasting Touchdown Dakota Giveaway @ Steiner's- A Nevada Style Pub Sea Breeze Village

I am writing this letter on behalf of Steiner's, "A Nevada Style Pub." We are requesting a temporary commercial permit for our Touchdown Dakota Giveaway with Sports Radio 1460 and ESPN 920. I will highlight below the key points for our request.

- Who: Seabreeze Entertainment Group, LLC dba Steiner's, "A Nevada Style Pub"
- When: Saturday December 17, 2005 -- 1PM to 7PM
- Where: 1750 North Buffalo Dr. #115 -- and Sea Breeze Village Shopping Center
- Why: Tradition, Fun, Community Relations
- What: Steiner's Pub, Bonanza Beverage, and Lotus Broadcasting will all be on hand to provide exceptional food, beverages, entertainment, prizes.

Respectfully,

Roger Sachs
Director of Operations/Development
Steiner's, "A Nevada Style Pub"

Mark Reeder
General Manager
Steiner's, "A Nevada Style Pub"

- We will NOT BE SELLING Alcoholic Beverages outdoors
- No Temporary Signage

8410 West Cheyenne #107, (702) 395-8777 Facsimile (702) 395-0707
1750 North Buffalo #115, (702) 304-8084 Facsimile (702) 304-9365
8168 South Las Vegas Blvd. (702) 214-6700 Facsimile (702) 214-6701
Corporate Office: 1770 North Buffalo, Suite 101, Phone (702) 220-4500 Facsimile (702) 838-9882

Steiner's Dakota Truck Giveaway Sponsor Party List, December 17th 2005

STAGE
Integrity, Chrysler, Jeep, Dodge – Art.
Spearmint Rhino – Richard.
Havana Honey's – Timmy.
L.V. Gladiators – Art.
City of L.V. – Steve.
51's. – Deanne ?
Wranglers – Richard ?
Red Carpet VIP / Johnny Love Vodka – Richard, Steve.
Sheri's – Richard ?
Abbott Plumbing – Timmy.
The Golf Course's at Boulder City – Timmy.

SPOTS 1-5
Each Side



As of 12-5-05

Tents are 10x10
Pop up variety to
be brought if
vendors choose
Serving as space to
Banquet / Registration
material TABLES
ONLY.

* Ingress / Egress from
all four sides - covering
top only - Fire question

Action Letter



Separator Sheet



TEMPORARY COMMERCIAL PERMIT

PROMOTIONAL ACTIVITY

TCP-10861

Valid December 17, 2005 To December 17, 2005



Description of Event: Touchdown Dakota Giveaway ^{with} Sports Radio 1460 and ESPN 920. Event will begin at 1pm and end at 7pm. Food, beverages, entertainment and prizes will be provided. No alcohol served outside. No temporary signage will be erected.

Applicant: Sea Breeze Steiner's L L C
Richard Gordon - 220-4500
1770 N Buffalo #101
Las Vegas, NV 89128-2679
(702)275-9466 x

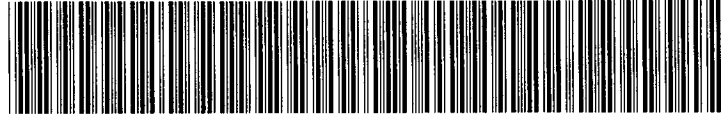
Parcel(s): 138-22-418-007
Ward(s): Ward 4 (Brown)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

1. BUSINESS HOURS SHALL NOT EXTEND PAST 7:00 pm.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan.
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

Plans (PMT)

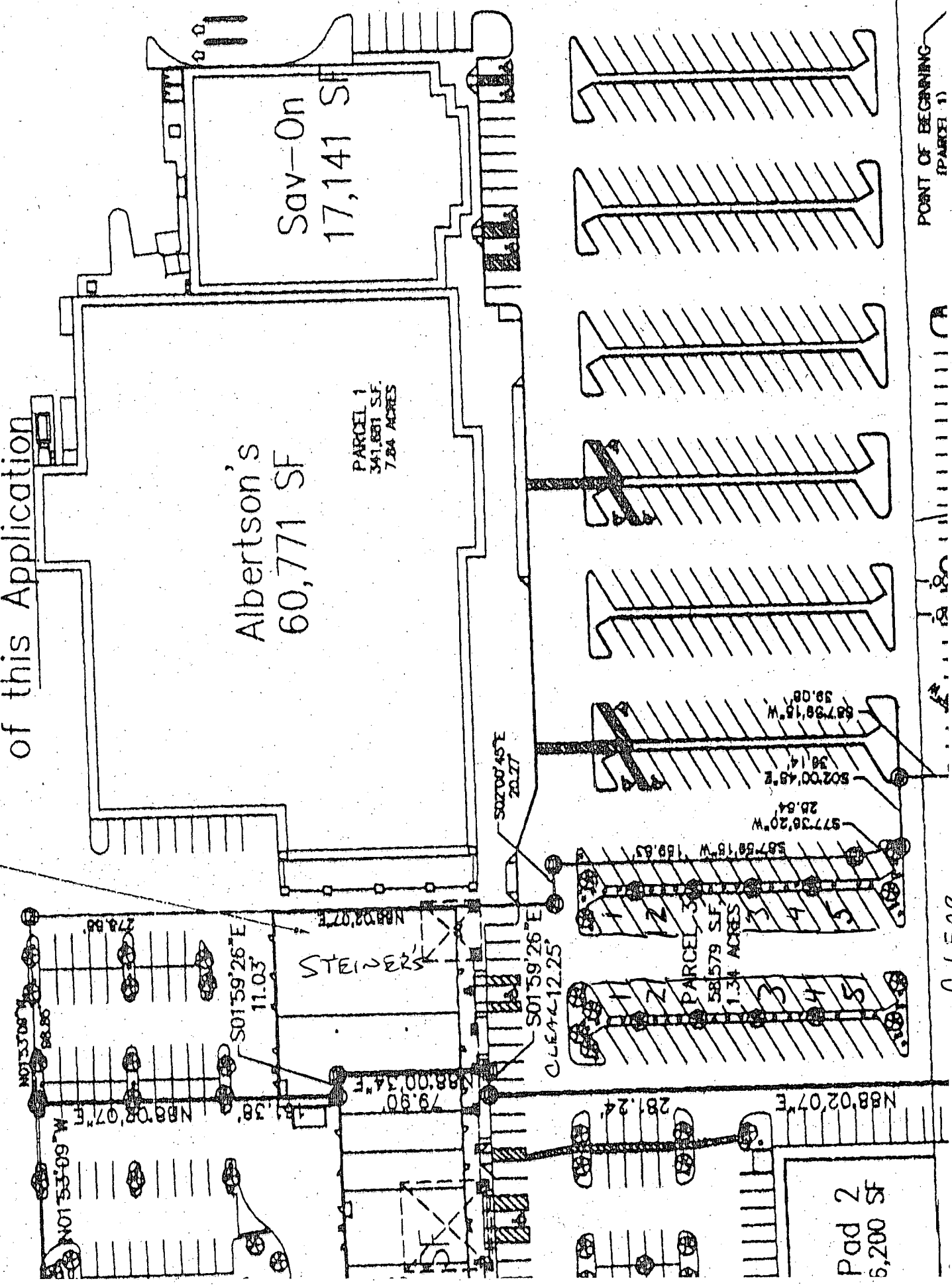


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301 33 00 1

914.46

Tavern - 5,400 SF - Subject
of this Application



POINT OF BEGINNING
(PARCEL 1)

CLEAR

APN Map



Separator Sheet

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- - - SUBD BOUNDARY
- ROAD EASEMENT
- - - PM/LD BOUNDARY
- - - NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSessor's PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE DA VALUE
35

PARCEL NUMBER
001
202
5
5
CL5

PARCEL ACREAGE
1.00
202
5
5
CL5

PARCEL SUB/SEO NUMBER
PB 23-45
5
5
CL5

PLAT RECORDING NUMBER
5
5
CL5

LOT NUMBER
5
5
CL5

GOV. LOT NUMBER
CL5

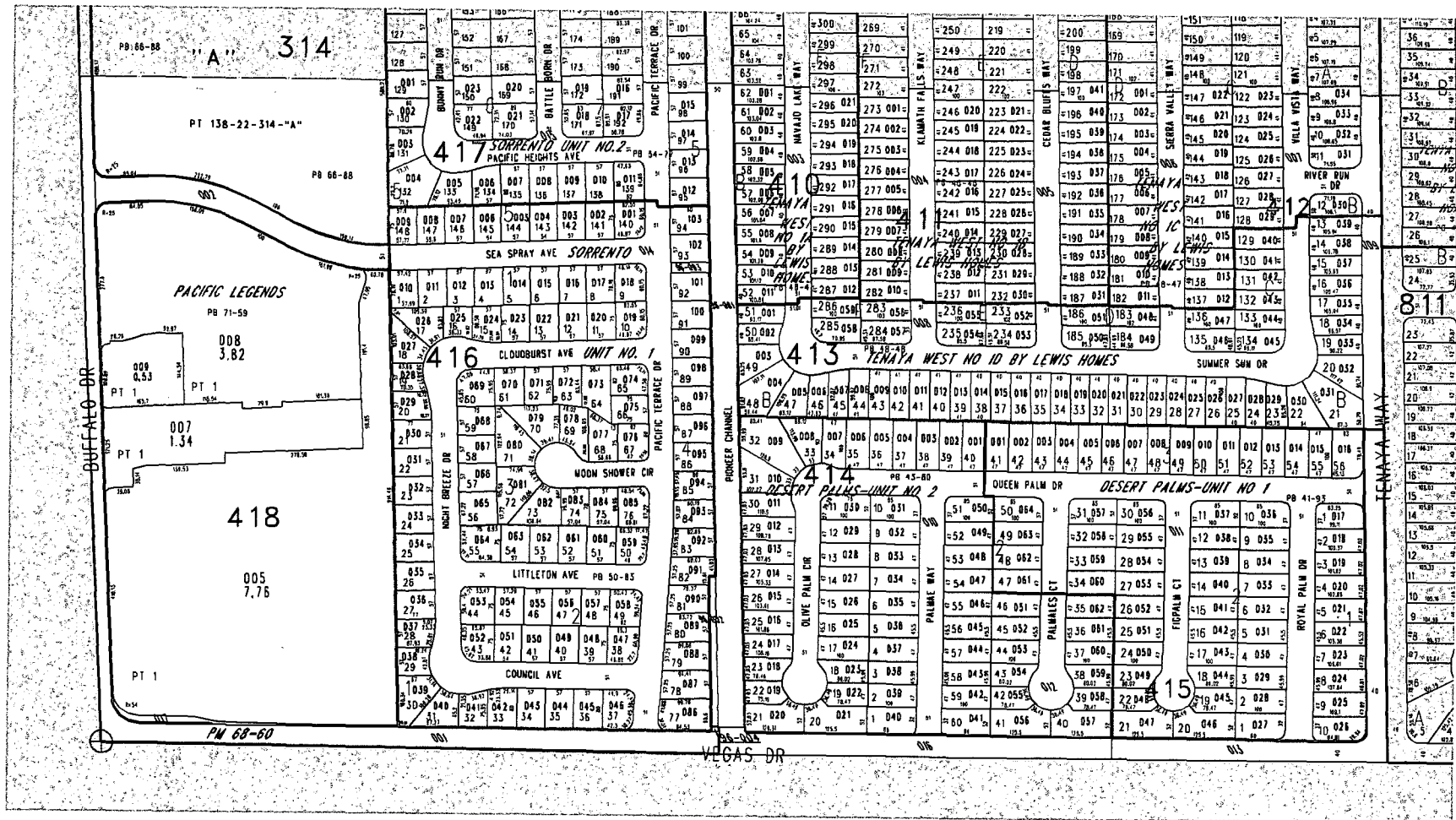
T20S R60E
R59E R60E R61E
T19S 126 125 124
T20S 137 138 139
T21S 154 153 152

22
6 5 4 3 2 1
7 8 9 10 11 12
13 14 15 16 17 18
19 20 21 22 23 24
25 26 27 28 29 30
31 32 33 34 35 36

S 2 SW 4
8 4 8 4
5 1 5 1
6 2 6 2
7 3 7 3
8 4 8 4
5 1 5 1

138-22-4

Scale: 1"=200' **Rev: 05/12/03**



NOTES

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USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 11X17 ORIGINAL

050100200400600800

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE
QA VALUE
35

MAP LEGEND

PARCEL BOUNDARY 001
SUBD BOUNDARY 1.00
ROAD EASEMENT 202
PM/LD BOUNDARY PB 25-45
NON-PARCEL LOT LINE 5
MATCH LINE / LEADER LINE 5
ROAD ID NUMBER GL5

BOOK T S R60E

119S 120S 121S

R59E R60E R61E

126 125 124
137 138 139
164 163 162

22

6 5 4 3 2 1
7 8 9 10 11 12
18 17 16 15 14 13
19 20 21 22 23 24
30 29 28 27 26 25
31 32 33 34 35 36

MAP SW 4

8 4 8 4
5 1 5 1
6 2 6 2
7 3 7 3
8 4 8 4
5 1 5 1

138-22-4

001 001 001
1.00 1.00 1.00
202 202 202
PB 25-45 PB 25-45 PB 25-45
5 5 5
5 5 5
GL5 GL5 GL5

PARCEL NUMBER
ACREAGE
PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

Scale: 1"=200'

Rev: 05/12/03

The map displays a large area divided into numerous small lots, each with a unique identification number (e.g., 001, 002, 003, etc.). Major streets include Buffalo Dr, Pacific Heights Ave, Sea Spray Ave, Cloudburst Ave, Littleton Ave, Council Ave, Vegas Dr, and Tenaya Way. Several units are labeled, such as 'Sorrento Unit No. 2', 'Desert Palms Unit No. 1', and 'Desert Palms Unit No. 2'. Specific parcels are highlighted with larger numbers like 314, 417, 416, 418, 413, 414, 415, and 412. The map also shows various easements and boundaries, with some areas marked as 'PT 1' (Point 1). The overall layout is a grid-like system of lots and streets, with some irregular shapes and features.

TAX DIST 200