

APN Map



Separator Sheet

NOTES

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

MAP LEGEND

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

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

AVERAGE DA VALUE 55	PARCEL NUMBER 001	PARCEL NUMBER 001
	1.00	ACREAGE
	202	PARCEL SUB/SEQ NUMBER
	202-45	PLAT RECORDING NUMBER
	5	BLOCK NUMBER
	5	LOT NUMBER
	505	GOV. LOT NUMBER

T20S R61E

125	124	123
138	139	140
163	162	161

Scale: 1"=200'

34

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

Rev: 08/14/06

N 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

139-34-3



TAX DIST 203

Justification Letter



Separator Sheet



August 24, 2006

City of Las Vegas
Planning and Development Department
500 S. Grand Central Parkway
Las Vegas, NV 89101

RE: Ice House Lounge

To Whom It May Concern:

We, Ice House Lounge, are requesting the approval of a Temporary Commercial Permit. We are wanting to hold outside concerts in the paved parking lot of our venue. We are located in a commercial area of downtown, on the corner of Main and Bonneville. We are physically able to hold these events in our paved parking lot, while we have roughly an additional 4-5 acres for the public to park their vehicles. We also have adequate public access to our property. We are imagining holding these events on or around October 20th & 21st, 2006, November 17th & 18th, 2006 and December 15th & 16th, 2006. ~~17~~

Please find attached all of the necessary plans that we have submitted for your approval. If you have any questions please call us at (702) 315-2570.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Harris".

Melissa Harris
Manager, Ice House Lounge
650 S. Main Street
Las Vegas, NV 89101
Tel. (702) 315-2570
Fax. (702) 315-2575

* 3rd action will
necessitate another
TCP application

Application



A P P L I C A T I O N

Separator Sheet



TEMPORARY COMMERCIAL PERMIT

CONCERT

TCP-17363

Valid October 20, 2006 To November 18, 2006



Description of Event: TPC for outdoor concerts at 650 S. Main on October 20th and 21st; and on November 17th and 18th. The concert shall end no later than 12:00 AM on the night of the event, and the main stage shall remain on the paved areas of the parking lot.

Applicant: Crofts John L L C
650 S Main St
Las Vegas, NV 89101-6421

Parcel(s): 139-34-302-003
Ward(s): Ward 3 (Reese)

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 11:59 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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Ice House Lounge
 Project Address (Location) 650 S. Main Street Las Vegas, Nevada 89101
 Project Name Ice House Parking Lot Concert Proposed Use Concerts
 Assessor's Parcel #(s) 139-34-302-003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing Comm. proposed Comm.
 Commercial Square Footage 12,150 Floor Area Ratio _____
 Gross Acres 0.60 Lots/Units 1 Density _____
 Additional Information Requesting permit to hold outside concerts, per attached letter.

PROPERTY OWNER John Crofts LLC. Contact Melissa Harris
 Address 650 S. Main Street Phone: (702) 315-2570 Fax: (702) 315-2575
 City Las Vegas State Nevada Zip 89101

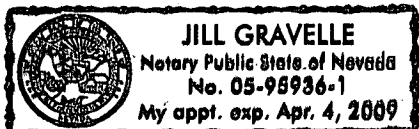
APPLICANT John Crofts Contact Melissa Harris
 Address 650 S. Main Street Phone: (702) 315-2570 Fax: (702) 315-2575
 City Las Vegas State Nevada Zip 89101

REPRESENTATIVE Melissa Harris Contact Melissa Harris
 Address 650 S. Main Street Phone: (702) 315-2570 Fax: (702) 315-2575
 City Las Vegas State Nevada Zip 89101

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 John Crofts

Subscribed and sworn before me
 This 15th day of September, 2006
[Signature]

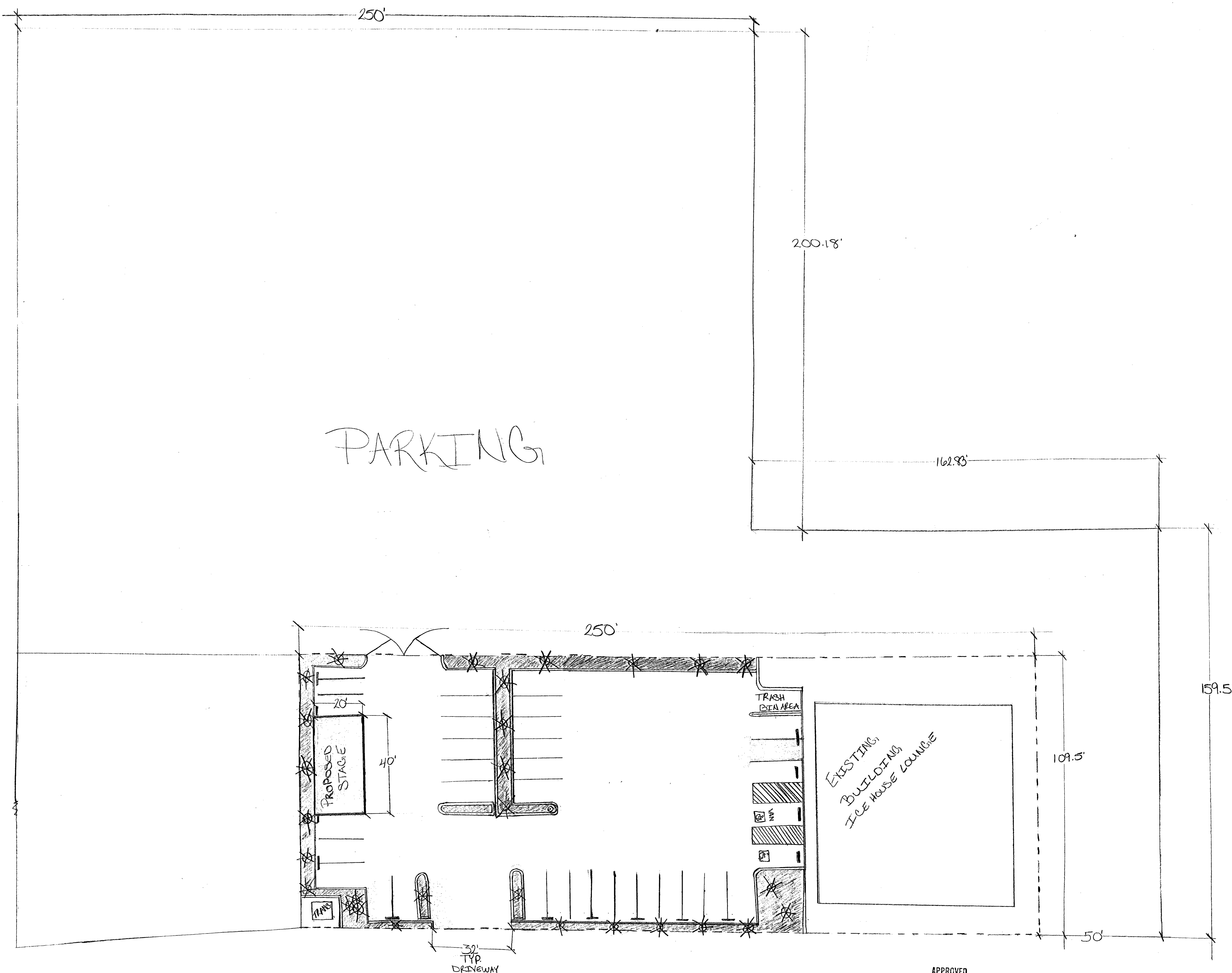
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>TCP-17363</u>
Meeting Date:	_____
Total Fee:	<u>100.00</u>
Date Received:	<u>10-4-06</u>
Received By:	<u>F.S</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.



APPROVED
Site plan for TSP only
BY 1st 10-12-06
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

REVISIONS	

ICE HOUSE LOUNGE
650 SOUTH MAIN STREET
LAS VEGAS, NEVADA 89101
Tel. (702) 315-2570 Fax. (702) 315-2575

DRAWN BY:
Melissa Harris
REVIEWED BY:
MH/JB
ISSUE DATE:
09/26/06

SP
SITE
PLAN

BUILDING DATA AND CODE ANALYSIS

PROJECT DATA

GENERAL INFORMATION

OWNER: DR. JOHN CROFTS CONTACT: SAME
ADDRESS: 336 RIVER EDGE ROAD JUPITER, FLORIDA 33411
BUILDING CODE: 1991 UNIFORM BUILDING CODE; AMENDMENTS: SO. NEV. CODE AMENDMENTS
MECHANICAL CODE: 1991 UNIFORM MECHANICAL CODE
PLUMBING CODE: 1991 UNIFORM PLUMBING CODE
ELECTRICAL CODE: 1991 NATIONAL ELECTRIC CODE
FIRE CODE: 1991 UNIFORM FIRE CODE

SITE INFORMATION

PROJECT ADDRESS: 650 MAIN STREET
ASSESSORS PARCEL NUMBER: 134-349-02-003
DESIGN REVIEW BOARD: CASE NO.: 50-0011-02
ZONING DISTRICT: INDUSTRIAL
ZONING VARIANCE: CASE NO.: N/A
SURROUNDING ZONING DISTRICTS: INDUSTRIAL M
NORTH: (M) INDUSTRIAL (CURRENTLY UNDEVELOPED AS OF 06.03.02)
EAST: (C-2) GENERAL COMMERCIAL MULTI-FAMILY RESIDENTIAL
SOUTH: (M) INDUSTRIAL SHOPS & OFFICES
WEST: (M) INDUSTRIAL (CURRENTLY UNDEVELOPED AS OF 03.03.02)
SETBACKS: BUILDING: XXXX
FRONT: NOT REQ'D. XXXX
REAR: 20' XXXX
SIDE: 10' XXXX
REAR: 10' XXXX

EASEMENTS: N/A
BUILDING USE: RESTAURANT
USE PERMIT CASE NO.: N/A
BUILDING HEIGHT: ALLOWED: NOT RESTRICTED PROVIDED: 36' FT.
SITE AREA: GROSS: 38,750 SF .84 ACRES NET 26,125 SF .63 ACRES
BUILDING FOOTPRINT AREA: 6,603 SF
LOT COVERAGE (ALLOWED): XXX %
COVERAGE: BUILDING AREA: 12,172 SF / NET SITE AREA 26,125 SF = 41%
PARKING ANALYSIS: ONE SPACE FOR EACH 50 SF OF PUBLIC SEATING
ONE SPACE FOR REMAINING AREA WITH A MIN. OF 10 SPACES
REQUIRED: 110 SPACES
REQUIRED ACCESSIBLE SPACES = 6 SPACES
REQUIRED VAN ACCESSIBLE SPACES = 1 SPACES

PROVIDED:
REGULAR: 21 SPACES SIZE 9'-0" BY 18'-0" FT.
ACCESSIBLE: 2 SPACES SIZE 9'-0" BY 18'-0" FT.
VAN ACCESSIBLE: 1 SPACE SIZE 9'-0" BY 18'-0" FT.
TOTAL: 24 SPACES

BICYCLES REQUIRED: NO PROVIDED: NONE
LANDSCAPING:
LANDSCAPE AREA: N/A SF
IN PUBLIC R.O.M.: N/A
PERCENT OF LANDSCAPING: 10 SF. / PARKING SPACE
PERIMETER STREET TREES: PALM @ 25'-0" HIGH MIN. @ 35'-0" O.C.
SIDE YARD TREES: 1/6 PARKING SPACES + 1/20 L.F. ELSEWHERE
REAR YARD TREES: 1/6 PARKING SPACES + 1/20 L.F. ELSEWHERE

PERIMETER SHRUBS: 4 SHRUBS/TREE
SIDE YARD SHRUBS: 4 SHRUBS/TREE
REAR YARD SHRUBS: 4 SHRUBS/TREE
INTERIOR SHRUBS: 4 SHRUBS/TREE

SETBACK GROUND COVER: N/A %

BUILDING INFORMATION

OCCUPANCY: A-3 / B MIXED-FIRST FLOOR
OCCUPANCY: A-3 SECOND FLOOR
EXTERIOR BEARING WALL: 2 HR. < 5 FT. NR HR. ELSEWHERE
1 HR. < 20 FT. NR HR. ELSEWHERE

EXTERIOR NON BEARING WALLS: 2 HR. < 5 FT. NR HR. ELSEWHERE
1 HR. < 20 FT. NR HR. ELSEWHERE

OPENINGS NOT PERMITTED < 5 FT. PROTECTED < 10 FT.

SPRINKLERS REQUIRED BY ORDINANCE: YES

SPRINKLERS REQUIRED BY SECTION 404: YES

GROSS BUILDING AREA 1ST FLOOR: 6,274 S.F.

GROSS BUILDING AREA 2ND FLOOR: 5,218 S.F.

TOTAL: 11,492 S.F.

1ST FLOOR FOOTPRINT: 6,055 S.F.

1ST FLOOR OUTDOOR DINING: 504 S.F.

2ND FLOOR BUILDING FOOTPRINT: 2,402 S.F.

2ND FLOOR BUILDING FOOTPRINT: 1,505 S.F.

OCCUPANCY	A-3	B
BASE AREA ALLOWED (TABLE 5B)	6,000	8,000
SEPARATION ON 2 SIDES	1.51	N/A
SUB-TOTAL (SF)	1,860	8,000
AUTOMATIC SPRINKLERS X 1, 2 OR 3	xN/A	xN/A
SUB-TOTAL	1,860	8,000
MULTI-STORY BLDG. < 2	8,120	16,000
ALLOWABLE AREA	15,120	16,000
ACTUAL AREA	7,764	1,131

MAXIMUM BLDG HEIGHT ALLOWED: 40 FT. 1 STORIES

PROVIDED: 36 FT. 2 STORIES (SEC. 504.2 MULTI-STORY)

SPRINKLERS USED FOR FIRE RESISTIVE SUBSTITUTION OF: N/A

CONSTRUCTION TYPE: V-N HR

BEARING WALLS - EXT.: N HR

BEARING WALLS - INT.: N HR

NON-BEARING WALLS - EXT.: N HR

STRUCTURAL FRAME: N HR

PARTITIONS - PERMANENT: N HR

SHAFT ENCLOSURES: I HR

FLOORS & FLOOR - CEILINGS: N HR

ROOFS & ROOF - CEILINGS: N HR

EXTERIOR DOORS & WINDOWS: SEC. 606.3

STAIRWAY CONSTRUCTION: SEC. 606.4

FIRE BLOCKS: REQUIRED

DRAFTSTOPS: NOT REQUIRED

PARAPETS: REQUIRED

FIRE ALARMS: REQUIRED

ALLOWABLE FLAME SPREAD: CLASS III

A OCCUPANCY CLASS III INDEX 76-200

B OCCUPANCY (KITCHEN) CLASS III INDEX 76-200

SMOKE/HEAT VENTING: NOT REQUIRED

PLUMBING FIXTURE REQUIREMENTS

UBC - TABLE A-21-A

OCCUPANCY AREA FACTOR PERSONS M F MEN WOMEN

FIRST LEVEL

A-3 5411 30 150 65 65 2 2 2 2

SECOND LEVEL 3,064 30 90 31 31 2 2 2 2

TOTAL REQUIRED 4 4 4 4

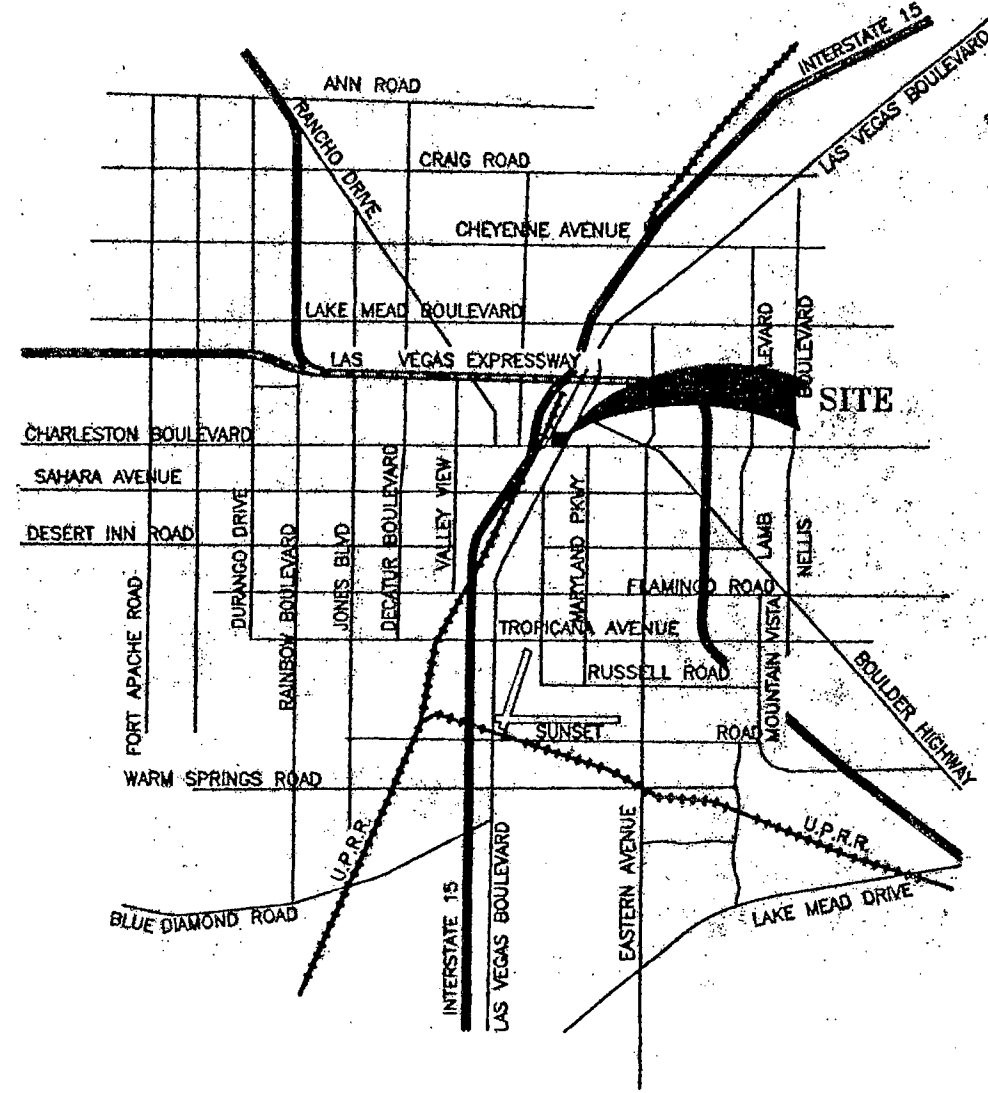
TOTAL PROVIDED 5/2 4 4 4

ICE HOUSE LOUNGE

650 South Main Street

Las Vegas, Nevada 89101

LOCATION MAP



SHEET INDEX

GENERAL

CS COVER SHEET
SP SITE PLAN

LEGAL DISCRIPTION

A PORTION OF THE NW4 OF THE SW4 OF SECTION 34 TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF GARCES AVENUE WITH THE WESTERLY LINE OF MAIN STREET, AS SAID STREETS ARE SHOWN ON MAP OF CLARKSS LAS VEGAS TOWNSHIP, RECORDED IN BOOK 1, PAGE 31 OF PLATS, RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY 190.52 FEET ALONG THE WESTERLY LINE OF SAID MAIN STREET; THENCE NORTHWESTERLY AT RIGHT ANGLES 104.50 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID WESTERLY LINE OF SAID MAIN STREET 250 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 104.50 FEET TO A POINT ON SAID WESTERLY LINE IF SAID MAIN STREET; THENCE NORTHEASTERLY 54.48 FEET ALONG SAID WESTERLY

EXCEPTING THEREFROM THE SOUTHEASTERLY FIVE (5) FEET CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED DECEMBER 1, 1973 IN BOOK 306 OFFICIAL RECORDS, CLARK COUNTY, NEVADA AS DOCUMENT NO. 345711.

DESIGN TEAM CONTACTS

STAGE CONTRACTOR

Pro Stage West
6705 S. Eastern Avenue
Las Vegas, Nevada 89119
Phone: (702) 425-5200
Fax: (866) 864-6090

OWNER

Doctor John Crofts
336 River Edge Road
Jupiter, Florida 33477

DRAWN BY

Ice House Lounge
Melissa Harris
650 South Main Street
Las Vegas, Nevada 89101
Phone: (702) 315-2570
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REVISIONS

ICE HOUSE LOUNGE

650 SOUTH MAIN STREET

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DRAWN BY:
Melissa Harris
REVIEWED BY:
MEJB
ISSUE DATE:
09/26/06

CS
COVER
SHEET