

# Action Letter

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# Separator Sheet

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# TEMPORARY COMMERCIAL PERMIT

## PROMOTIONAL ACTIVITY

TCP-12281

Valid March 17, 2006 To March 17, 2006



Description of Event: TCP-12281, St. Patrick's Day parking lot party for Steiner's Pub, located at 1750 N. Buffalo Dr. Ste# 115. Celebration party with DJ or band, vendors stations. Event is Friday, March 17th, 2006 from 3pm until 11pm.

Applicant: Sea Breeze Steiner's L L C  
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 11:00 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**

# Application

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Separator Sheet

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**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Temporary Commercial Permit  
 Project Address (Location) 1750 North Buffalo #115  
 Project Name SEA BREEZE VILLAGE Proposed Use ST. PATRICKS DAY PARTY  
 Assessor's Parcel #(s) 138-224-18-007 Ward # 4  
 General Plan: existing SC proposed \_\_\_\_\_ Zoning: existing C-1 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 1.34 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

**PROPERTY OWNER** Sea Breeze Village Contact Richard Gordon  
© Sea Breeze Steiner's LLC  
 Address 1770 N. Buffalo DR. #101 Phone: 220-4500 Fax: 220-9064  
 City Las Vegas State NV Zip 89128

**APPLICANT** Steiner's A Nevada Style Pub Contact Roger Sachs  
 Address 1750 N. Buffalo #115 Phone: 220-4500<sup>x222</sup> Fax: 838-9882  
 City Las Vegas State NV Zip 89128

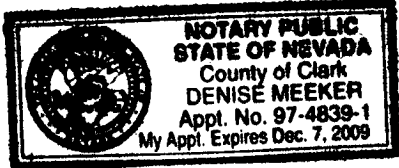
**REPRESENTATIVE** Mark Reeder Contact G.M.  
 Address 1750 N Buffalo #115 Phone: 304-8084 Fax: 304-9365  
 City Las Vegas State NV Zip 89128

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 3<sup>rd</sup> day of March, 2006.  
[Signature]

Notary Public in and for said County and State



**FOR DEPARTMENT USE ONLY**

Case #	<u>TCP-12281</u>
Meeting Date:	_____
Total Fee:	<u>100.00</u>
Date Received:*	<u>3/10/06</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.

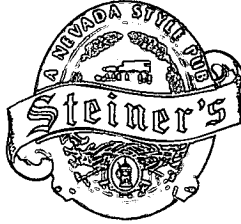
# Justification Letter

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# Separator Sheet

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March 3, 2006

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: Our Third Annual-First Outside St. Patrick's Day Party@ 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 1<sup>st</sup> outdoor St. Patrick's Day Party at Sea Breeze Village Shopping Center. I will highlight below the key points for our request.

- Who: Seabreeze Entertainment Group, LLC dba Steiner's, "A Nevada Style Pub"
- When: Friday March 17, 2006 -- 3PM to 11PM
- Where: 1750 North Buffalo Dr. #115 – and Sea Breeze Village Shopping Center
- Why: Tradition, Fun, Community Relations
- What: Steiner's Pub, Bonanza Beverage, and Southern Wine and Spirits 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"

A handwritten signature in black ink, appearing to read "Roger Sachs", with a long horizontal flourish extending to the right.

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

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

Deed

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Separator Sheet

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**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

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

AVERAGE  
 OA VALUE  
 35

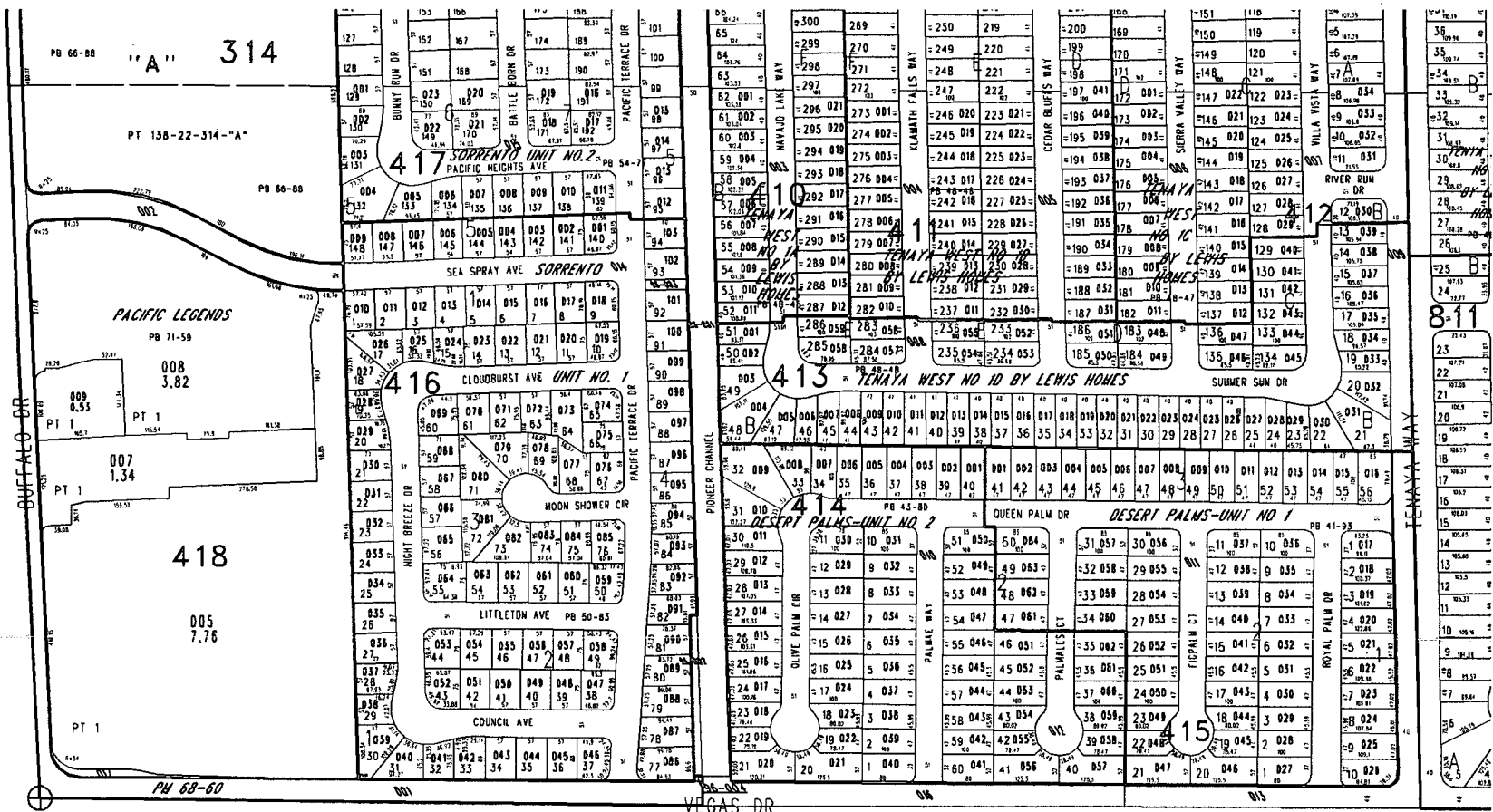
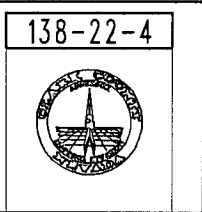
**MAP LEGEND**

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

001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUB/SE0 NUMBER  
 PB 23-43 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 GLS GOV. LOT NUMBER

T20S R60E			22					S 2 SW 4				
R59E	R60E	R61E	8	4	8	4	8	4	8	4	8	4
T19S	T20S	T21S	1	5	1	5	1	5	1	5	1	5
126	125	124	6	2	6	2	6	2	6	2	6	2
137	138	139	7	3	7	3	7	3	7	3	7	3
164	165	162	8	4	8	4	8	4	8	4	8	4
120S	121S	122S	5	1	5	1	5	1	5	1	5	1

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



2006 FEB 16 A 10:21  
RECEIVED  
FINANCIAL AND  
BUSINESS SERVICES

CITY OF LAS VEGAS  
DEPARTMENT OF FINANCE & BUSINESS SERVICES  
400 STEWART AVENUE, 3rd Floor  
LAS VEGAS, NEVADA 89101-2986



Minerva  
Gomez - 3/16

**SPECIAL EVENT ALCOHOLIC BEVERAGE LICENSE APPLICATION**

SEA BREEZE ENTERTAINMENT GROUP LLC  
Applicant (Organization) Name  
1770 N. BUFFALO DR #101 LAS VEGAS NV 89128  
City/State Zip Code  
702-220-4500 X222  
Phone Number

Location: STEINER'S - A NEVADA STYLE PUB  
Address: 1750 N. BUFFALO #115 LV NV 89128

Description of Event: ST PATRICK'S DAY PARTY

Type of Permit:  Special Event Beer/Wine (\$50.00/day)  Special Event General (\$75.00/day)

Date(s): FRIDAY 3-17-2006 Hours: 3pm - 11pm

Estimated Attendance: 300-500 Admission Fee: 0

Name of Security Co.: In House Number of Security Personnel: In House

Responsible Person in Charge: ROGER SACHS Social Security Number: 573-61-5316

Title: Director of Operations Expiration date of Alcohol Awareness Card: 06/20/08 (attach copy)

If event is to take place in a City Park, attach a copy of contract with Leisure Services.

The undersigned, on behalf of the above-named applicant, hereby respectfully requests approval from the City Council for a special event alcoholic beverage license in accordance with Title 6, Chapter 50, of the Las Vegas Municipal Code.

The applicant certifies that he is aware that it is unlawful for a person to possess or consume an alcoholic beverage in any glass or metal container at a special event.

The applicant further states he has been provided a copy of LVMC 6.50, 6.78 and 10.76 and will comply with these codes.

The applicant certifies that, if a special event alcoholic beverage license is granted, it will not be used or represented in any way as an endorsement by the City of Las Vegas.

[Signature] 2-16-06  
Applicant Signature Date

[Signature] 2/16/06  
Business Services Date

**DO NOT WRITE BELOW THIS LINE**

GR: Harvey DATE: 2/16/06 AMOUNT: \$75.00

APPROVED FOR PERMIT: \_\_\_\_\_ DATE: \_\_\_\_\_



[Online Services](#) | 
 [Fee Schedule](#) | 
 [Login](#)

## SEA BREEZE STEINERS, LLC

PRII

Business Entity Information			
<b>Status:</b>	Active	<b>File Date:</b>	1/9/2002
<b>Type:</b>	Domestic Limited-Liability Company	<b>Corp Number:</b>	LLC216-2002
<b>Qualifying State:</b>	NV	<b>List of Officers Due:</b>	1/31/2007
<b>Managed By:</b>	Managers	<b>Expiration Date:</b>	1/9/2501

Resident Agent Information			
<b>Name:</b>	RICHARD S. GORDON, ESQ.	<b>Address 1:</b>	1770 N. BUFFALO
<b>Address 2:</b>	SUITE 101	<b>City:</b>	LAS VEGAS
<b>State:</b>	NV	<b>Zip Code:</b>	89128
<b>Phone:</b>		<b>Fax:</b>	
<b>Email:</b>		<b>Mailing Address 1:</b>	
<b>Mailing Address 2:</b>		<b>Mailing City:</b>	
<b>Mailing State:</b>		<b>Mailing Zip Code:</b>	

[View all business entities under this resident agent](#)

Financial Information			
<b>No Par Share Count:</b>	0	<b>Capital Amount:</b>	\$ 0
<b>No stock records found for this company</b>			

Officers			
			<input type="checkbox"/> Include Inactive Office
<b>Member - DMSI</b>			
<b>Address 1:</b>	8687 W SAHARA STE 201	<b>Address 2:</b>	
<b>City:</b>	LAS VEGAS	<b>State:</b>	NV
<b>Zip Code:</b>	89117	<b>Country:</b>	
<b>Status:</b>	Active	<b>Email:</b>	

<b>Member - LAURICH HOLDINGS, LLC</b>			
Address 1:	1770 N. BUFFALO #101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	
<b>Manager - SEA BREEZE MANAGEMENT CO, INC</b>			
Address 1:	1770 N BUFFALO #101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	

**Actions\Amendments**  
[Click here to view 5 actions\amendments associated with this company](#)

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[Printer Friendly](#)

**SOS Contact Information**

[SOS Home](#)   [Legislature](#)   [Nevada Home](#)

You are currently not logged in

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# Plans (PMT)

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PLANS - PMT

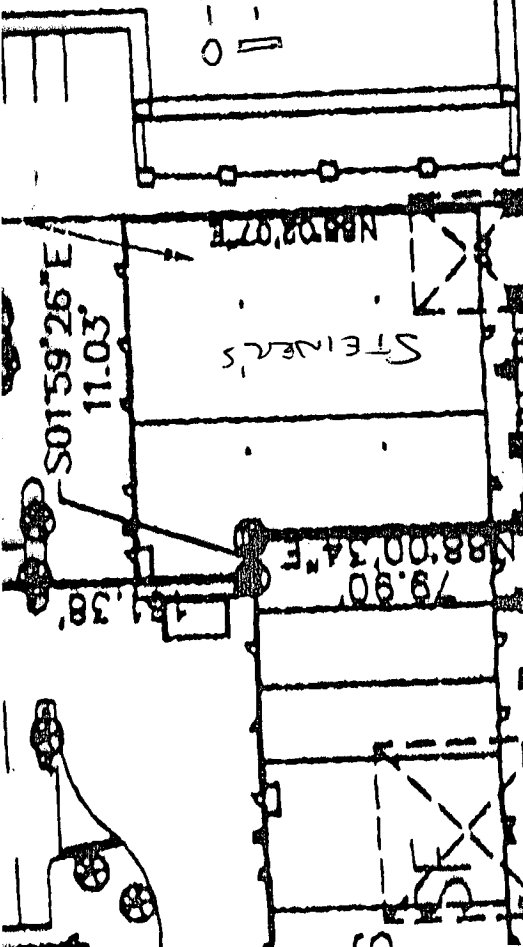
Separator Sheet

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Albertson's  
60,771 SF

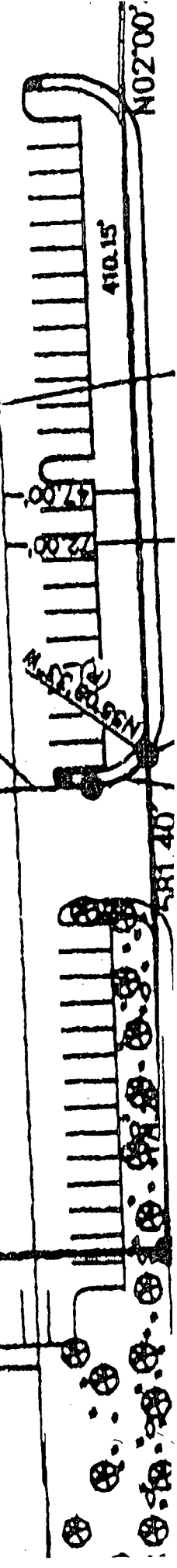
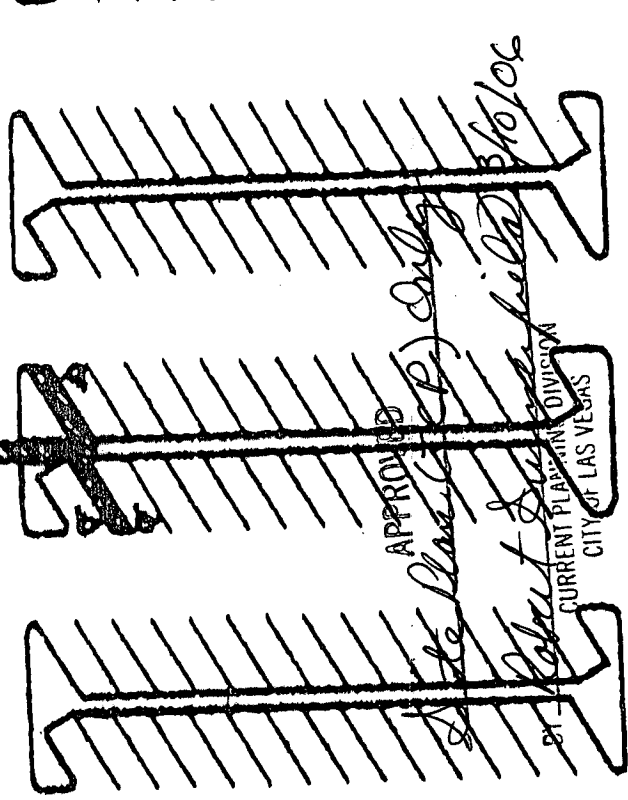
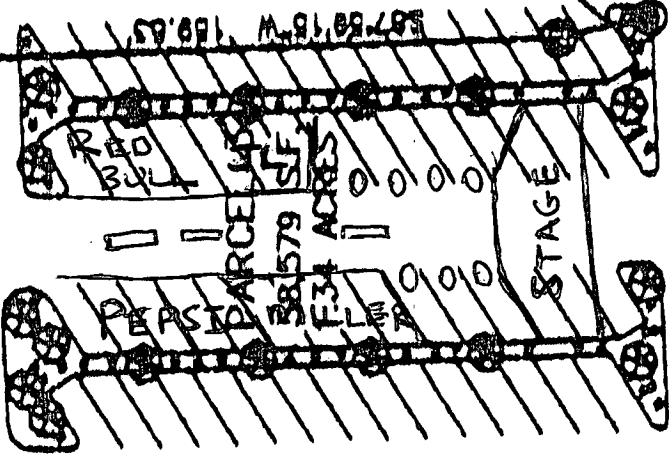
PARCEL 1  
341,881 SF.  
7.84 ACRES  
Pepsi  
Miller-Bonanza  
Res Buw  
Dekuyper  
Johnny Love

○ - TABLE  
|| - TABLE



502'00'45\"/>  
20.27

501'59'26\"/>  
12.25



Pad 2  
6,200 SF