



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38824** APN: 139-34-611-009
Name of Property Owner: 1/2c Gaming (fka Exber, Inc.)
Name of Applicant: The Beat, LLC
Name of Representative: Michael Cornthwaite

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

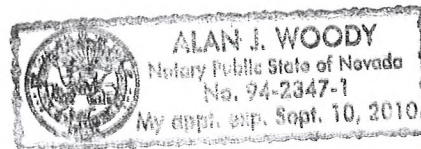
Print Name: _____

Irving Kenneth Epstein

Subscribed and sworn before me

This 8th day of July, 20 10

Alan J. Woody
Notary Public in and for said County and State



RECEIVED
JUL 09 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: The Beat, LLC d/b/a The Beat Coffeehouse
 Project Address (Location) 520 Fremont Street, Las Vegas, NV 89101
 Project Name The Beat Coffeehouse Proposed Use Tavern Limited
 Assessor's Parcel #(s) 139-34-611-009 Ward # 5
 General Plan: existing x proposed _____ Zoning: existing c-2 proposed c-2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER El Cortez / Exber Inc (IKE Gaming) Contact Joe Woody
 Address 107 N. 6th Street Phone: (702) 385-5200 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address jwoody@elcortez.net

APPLICANT The Beat, LLC Contact Michael Cornthwaite
 Address 520 Fremont Street Phone: (702) 300-6268 Fax: (702) 796-3696
 City Las Vegas State NV Zip 89101
 E-mail Address vegasdowntowner@gmail.com

REPRESENTATIVE Michael Cornthwaite Contact same
 Address 706 Bonita Ave Phone: (702) 300-6268 Fax: (702) 796-3696
 City Las Vegas State NV Zip 89104
 E-mail Address vegasdowntowner@gmail.com

Property Owner Signature* Irving Kenneth Epstein

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

Print Name Irving Kenneth Epstein

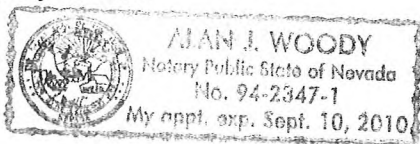
Subscribed and sworn before me

This 8th day of July, 20 10.

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JUL 09 2010

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38824</u>
Meeting Date:	<u>8/26/10</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>7-9-10</u>
Received By:	<u>JFmull</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.

f:\depot\Application Packet\Application Form.pdf

Project Details

Address: 520 Fremont St
APN: 139-34-611-009

Zoning: C-2

Proposed Use: Tavern-
Limited

SF: 1,900 SF

Parking Provided: 0

Parking Required: 140*

*Restaurant - 27
(1,900 SF 60/40 split)
(1:50 Seating)
(1:200 Remaining)

*Retail/Gallery - 47
(8,195 SF @ 1:175)

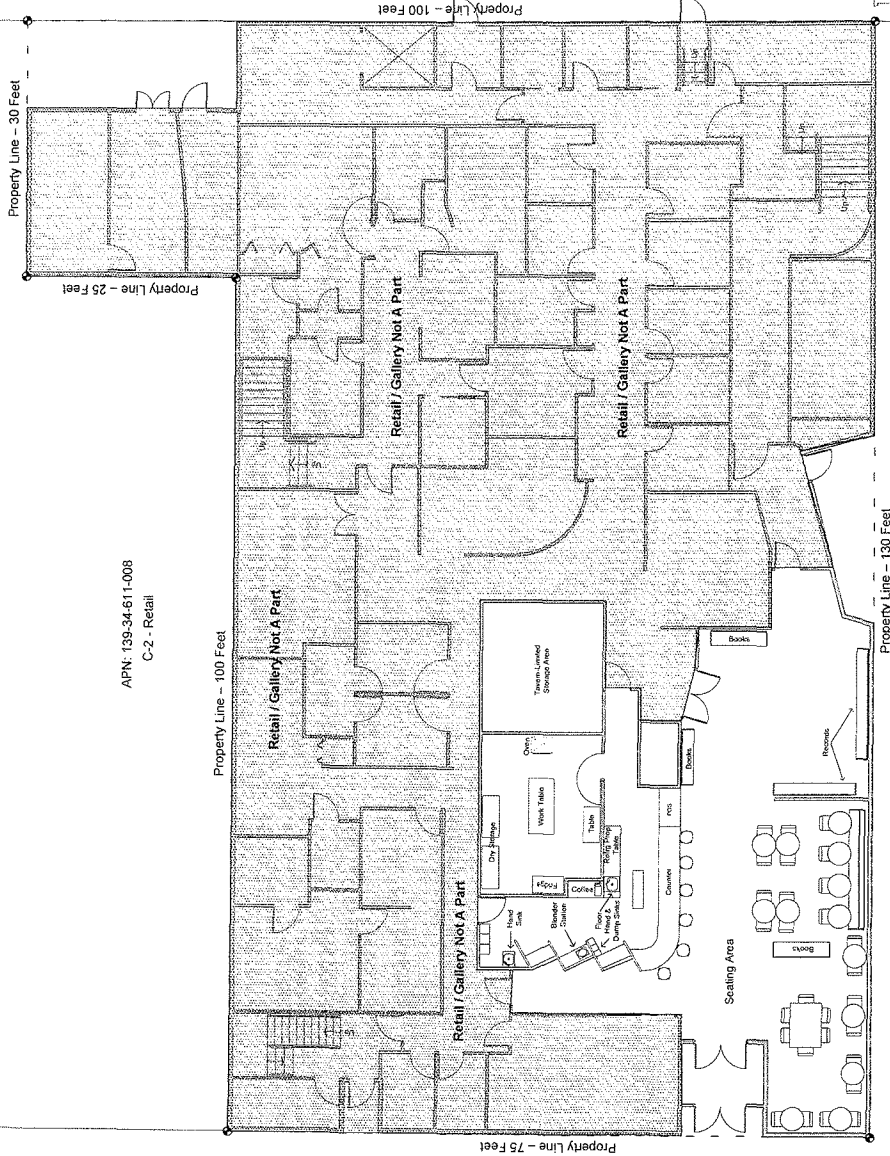
*Office (2nd/3rd FL) - 66
(19,780 SF @ 1:300)

NOTE The subject site is located within the Downtown Centennial Plan which states the above parking standards are not automatically applied. Further, the subject restaurant is an existing use.

The Beat Coffeehouse - SITE PLAN



SUP-38824
REVISED

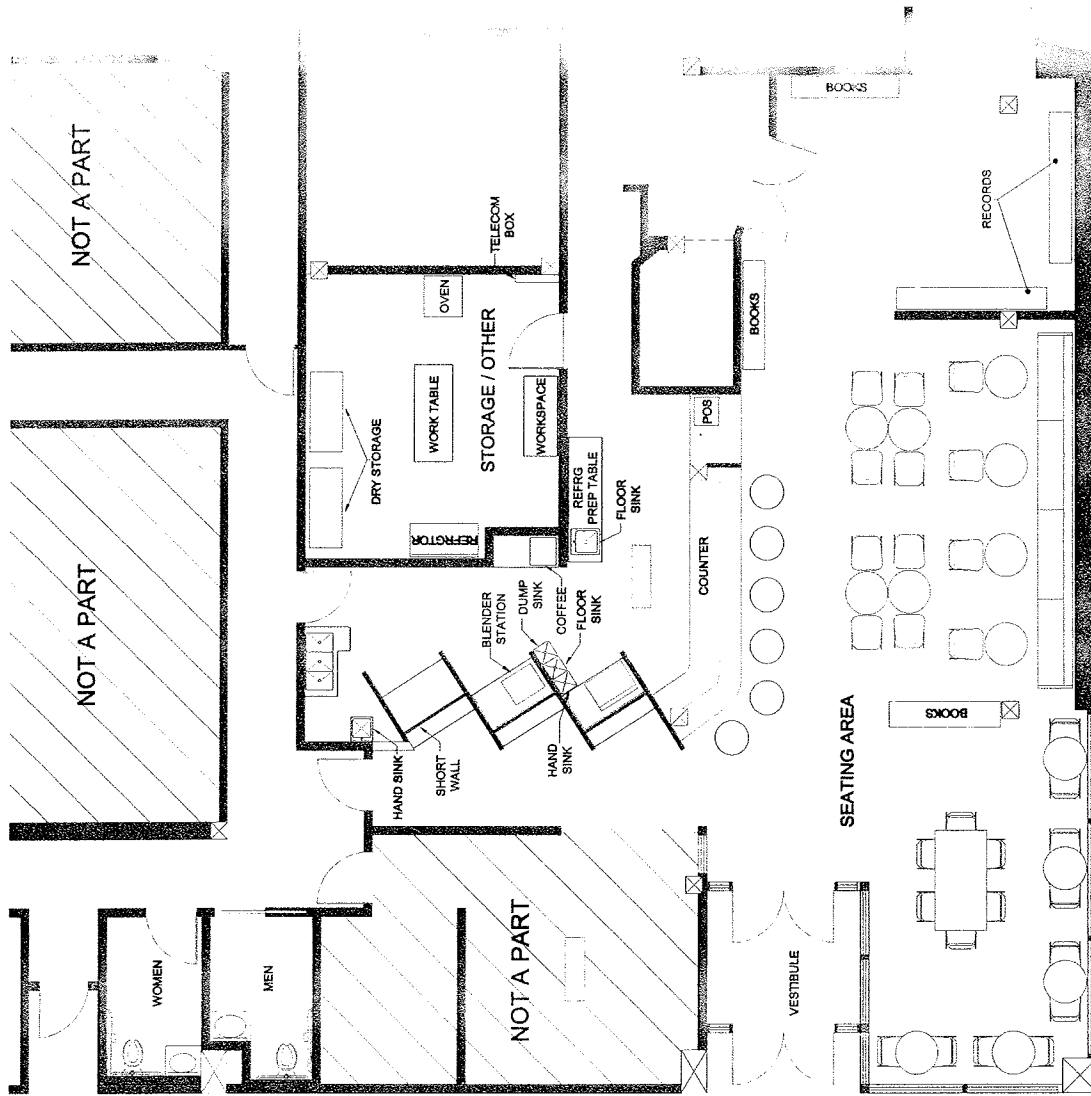


APN: 139-34-611-008
C-2 - Retail

Fremont Street

6th Street

RECEIVED
JUL 23 2010



FIRST LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

RECEIVED
JUL 09 2010



THE BEAT-COFFEEHOUSE
520 EAST FREEMONT STREET
LAS VEGAS, NV
FLOOR PLAN

SHEET NUMBER
A1.0

DESIGNED BY D. VILLAMIL
DATE 07/08/10
SCALE 1/4" = 1'-0"

MICHAEL CORNTHWAITE

NO.	DATE	BY	COMMENTS	REVISIONS
1				
2				
3				
4				

21below studio
(702) 629-0091

SUP-38824