



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Downtown Design Review Committee
 Project Address (Location) 525 E. Fremont Street
 Project Name Commonwealth Bar Proposed Use Tavern-Limited
 Assessor's Parcel #(s) 139-34-611-017 Ward # 5 - Barlow
 General Plan: existing C proposed C Zoning: existing C-2 proposed C-2
 Commercial Square Footage 5,497 Floor Area Ratio _____
 Gross Acres 0.20 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER T-BREO II LLC Contact Jonathan Jossel
 Address 1 Main Street Phone: (702) 386-2526 Fax: (702) 386-2556
 City Las Vegas State NV Zip 89101
 E-mail Address jjossel@tamares.com

APPLICANT 6th and Free, LLC Contact Michael Parks
 Address 900 Las Vegas Blvd. S. #805 Phone: (702) 523-8360 Fax: (702) 369-4911
 City Las Vegas State NV Zip 89101
 E-mail Address michael.parks@cbre.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]

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

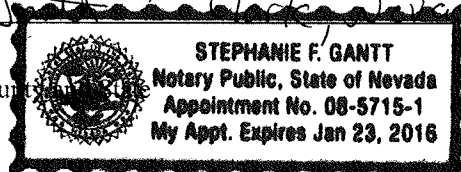
Print Name JONATHAN JOSSEL, AUTHORIZED SIGNATORY

Subscribed and sworn before me

This 13th day of February, 2012.

Stephanie F. Gantt

Notary Public in and for said County of Clark



FOR DEPARTMENT USE ONLY

Case #	<u>ARC 44742</u>
Meeting Date:	<u>3/20/12</u>
Total Fee:	<u>—</u>
Date Received:*	<u>2/28/12</u>
Received By:	<u>Mike Howe</u>

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ARC-44742 APN: 139-34-611-017

Name of Property Owner: T-BREO II LLC

Name of Applicant: 6th & Free, LLC

Name of Representative: Michael Parks

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: _____

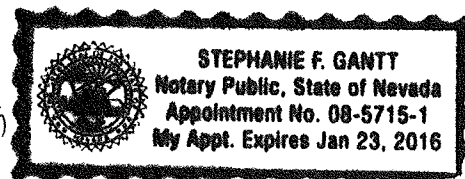
Signature of Property Owner: _____

Print Name: JONATHAN JOSSEL, AUTHORIZED REPRESENTATIVE

Subscribed and sworn before me

This 13th day of February, 2012

Stephanie J. Gantt Clark, Nevada
Notary Public in and for said County and State



February 13, 2012

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: 525 Fremont Street / Downtown Design Review Committee

To Whom It May Concern:

6th and Free, LLC is requesting that the Downtown Design Review Committee approve signage at 525 E. Fremont Street for a Tavern-Limited operation. The 2 signs meet or exceed the minimum neon/animation standards as required by the Entertainment Overlay District.

This project will be an exciting addition to the Fremont Entertainment District and the proposed use fits within all the requirements the City has established for the District. If you have any questions regarding the proposed signage please contact me at 523-8360.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Parks".

Michael Parks

ARC-44742
03/20/12 DDRC



COMMONWEALTH

FEB 28 2012

ARC-44742
03/20/12 DDRC

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
A CONTRACTOR LICENSE NUMBER 1140140

YESCO

COMMONWEALTH BAR & GRILL
923 FREMONT ST.
LAS VEGAS, NV

Project Tracking Number:
423337

Project Name:
BLADE SIGN

Account Executive
LORENSHAW PURVIS

Designer
JEFF COMPTON

Design Approvals

Checked by

Creative Director

Estimating

Account Executive

Client

Rev. / Date / Designer

11/07/11 - JC

12/29/11 - ETA

01/09/12 - ETA

02/10/12 - ETA

02/23/12 - JP

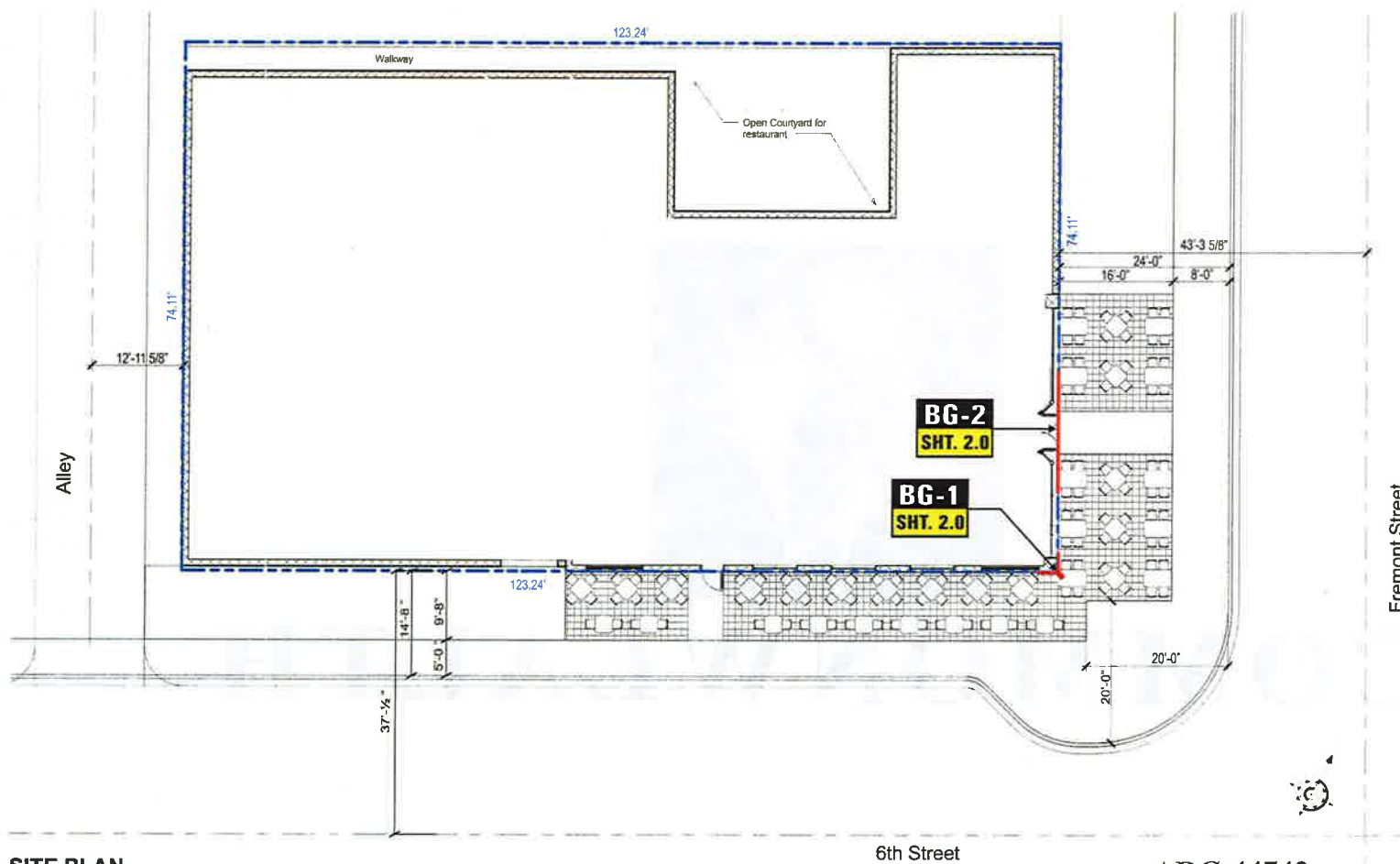
Description
COVER

Classification
CVR

Reference Design

O.E.M. Serial

Sheet
COVER



SITE PLAN

SCALE @ 1/16" = 1'-0"

PROPERTY LINE AND BUILDING SETBACK

BG-1	
TOTAL ANIMATED OR NEON	
COLOR CHANGING LED:	17.6 SQ FT
NEON:	44.34 LN FT
BULB:	7 SQ FT
TOTAL SF:	35.28 SQ FT
APPROX. 80% ANIMATION OR NEON	

ARC-44742
03/20/12 DDRC

FEB 28 2012

BG-2	
TOTAL ANIMATED OR NEON	
NEON:	17.16 SQ FT
TOTAL SF:	17.16 SQ FT
APPROX. 100% ANIMATION OR NEON	

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

Client Name & Address
COMMONWEALTH BAR & GRILL
523 FREMONT ST.
LAS VEGAS, NV

Project Tracking Number
423337

Project Name
BLADE SIGN

Account Executive:
OLDRENSHAW PURVIS

Designer:
JEFF COMPTON

Design Approvals
Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev / Date / Designer

11/07/11 - JC
12/29/11 - ETA
01/09/12 - ETA
02/10/12 - ETA
02/23/12 - JP

Description
SITE PLAN

Classification
SITE

Reference Design

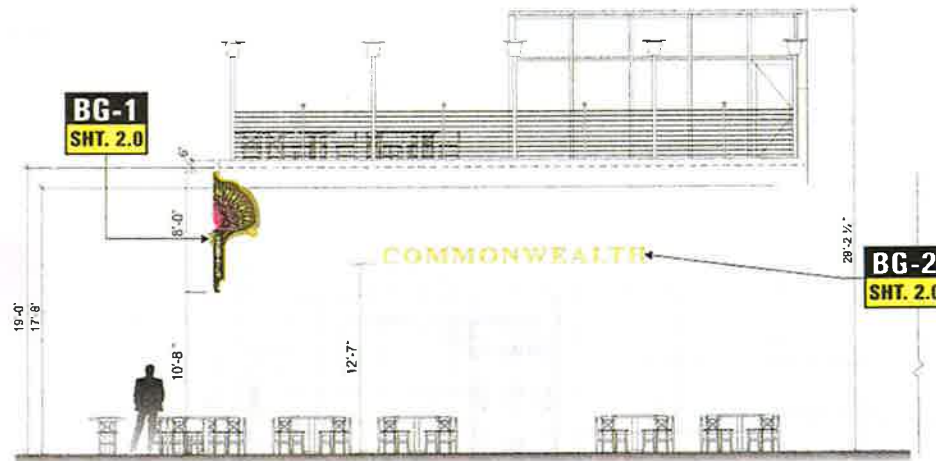
O.E. M. Series

Sheet
SITE

SCOPE OF WORK: YESCO TO MFG. & INSTALL

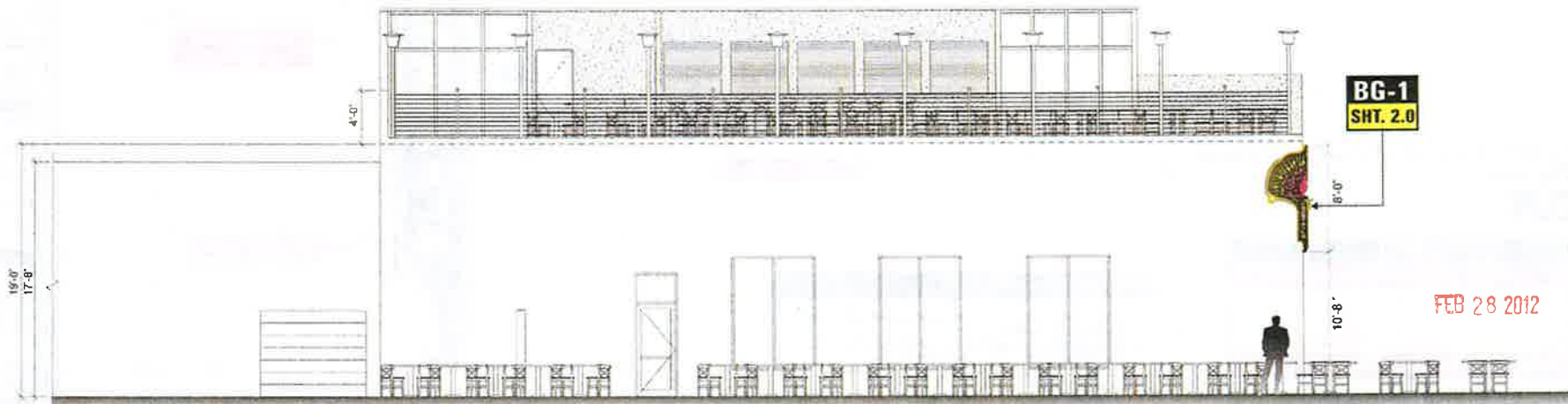
BG-1: ONE (1) L-SHAPED ILLUMINATED
CORNER DISPLAY.

BG-2: ONE (1) SET OF FCO LTRS W/ SKELETON
ILLUM. NEON



NORTH ELEVATION

SCALE @ 1/8" = 1'-0"



EAST ELEVATION

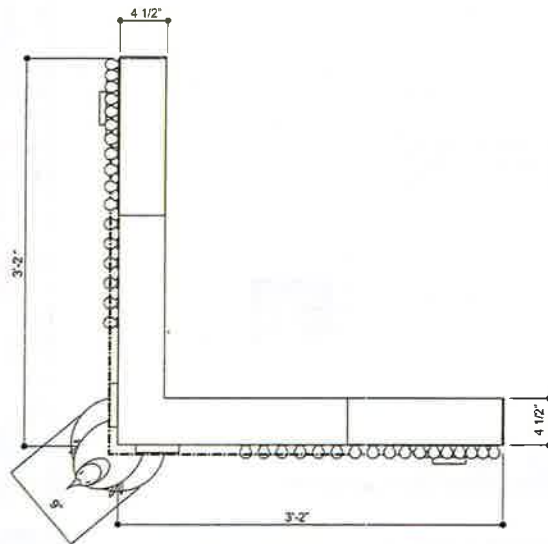
SCALE @ 1/8" = 1'-0"

FEB 28 2012

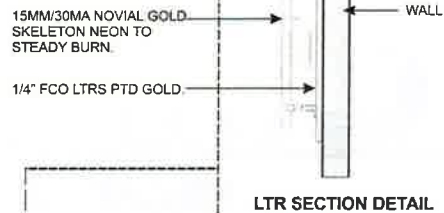
ARC-44742
03/20/12 DDRC

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC DIVISION 5110 S.D. CAMERON ST. LAS VEGAS, NV 89118 PHONE: (702) 876-8080 WWW.YESCO.COM NO CONTRACTOR UPDATE REQUIRED & VERIFY	
YESCO	
COMMONWEALTH BAR & GRILL 523 FREMONT ST. LAS VEGAS, NV	
Project Tracking Number: 423337	
Project Name: BLADE SIGN	
Account Executive: DOLORENSHAW PURVIS	
Designer: JEFF COMPTON	
Designer Approval: Checked by:	
Creative Director:	
Estimating:	
Account Executive:	
Client:	
Rev. / Date / Designer: 11/02/11 - JC 12/28/11 - ETA 01/08/12 - ETA 02/10/12 - ETA 02/23/12 - JP 03/02/12 - JP	
Description: EXTERIOR ELEVATIONS	
Client/Job: BG-1	
Reference Design:	
D.E. M. Serial:	
Sheet: 1.0	



PLAN VIEW



LTR SECTION DETAIL

COMMONWEALTH

BG-2

NEW FCO LTRS W/ S/T SKELETON NEON

SCALE @ 1" = 1'-0"

QTY = ONE (1) SET

EXPOSED NEON

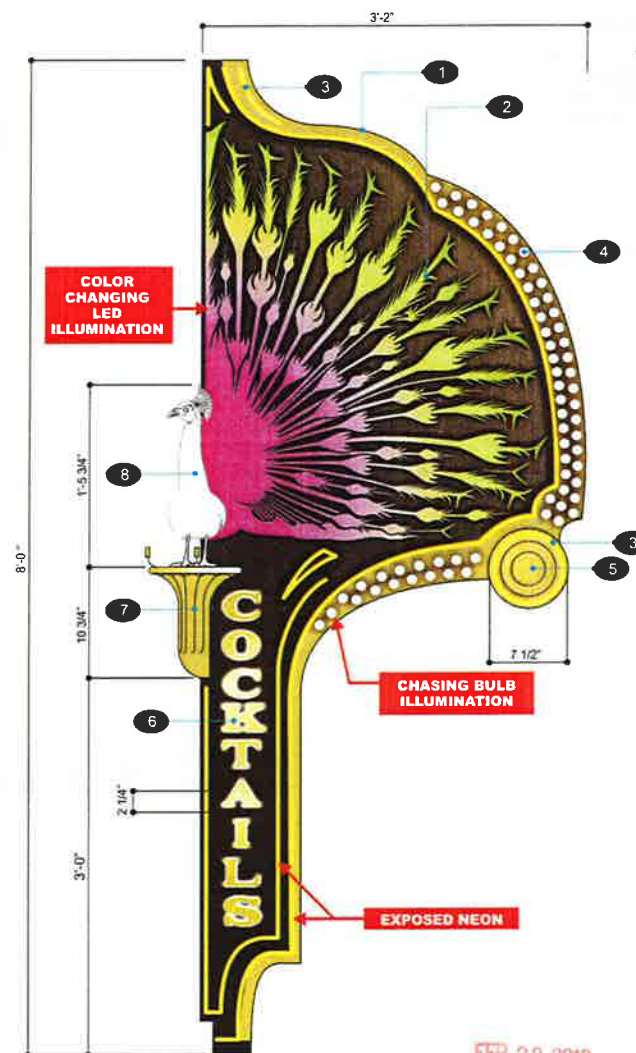
17 SQ FT

BG-1	
TOTAL ANIMATED OR NEON	
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NEON:	44.34 LN FT
BULB:	7 SQ FT
TOTAL SF:	35.28 SQ FT
APPROX. 80% ANIMATION OR NEON	

BG-2	
TOTAL ANIMATED OR NEON	
NEON:	17.16 SQ FT
TOTAL SF:	17.16 SQ FT
APPROX. 100% ANIMATION OR NEON	

SPECIFICATIONS BG-1

1. ALUMN. CABINET PTD. DK. BRONZE W/ BRUSHED GOLD BORDER & RETURNS
2. ROUT OUT PLUMES BACKED W/ WHITE ACRYLIC. COLOR CHANGING LED LIGHT STRIP ILLUM.
3. FCO GPA PIN STRIPING W/ GOLD SKELETON NEON ILLUM. OVERLAY
4. 7c7 WHITE LAMPS TO STEADY BURN
OPTION: ROUT OUT PUSH THRU WHITE ACRYLIC W/ WHITE INTERNAL ILLUM.
5. STEPPED DISK W/ BRUSH GOLD FINISH
6. ROUT OUT PUSH THRU WHITE ACRYLIC LTRS W/ BRUSHED GOLD VINYL OVERLAY. WHITE INTERNAL ILLUM.
7. 3D SCULPTED BASE W/ BRUSH GOLD FINISH.
8. 3D SCULPTED PEACOCK W/ WHITE PTD. FINISH. WHITE LED FLOOD LIGHT ILLUMINATORS



BG-1

NEW D/F ILLUMINATED CORNER DISPLAY SIGN

SCALE @ 1" = 1'-0"

QTY = ONE (1) REQD

35 SQ FT

ARC-44742
03/20/12 DDRC

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YESCO

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02/23/12 - JP

Description
L-SHAPED
DISPLAY

Classification
BG-1

Reference Design:

OSM Series:

Sheet
2.0