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April 13, 2011

Mr. Steve Fazekas  
3rd & Charleston, LLC  
6130 West Flamingo Road  
Las Vegas, Nevada 89103

**RE: SUP-41046 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Fazekas:

Your request for a Special Use Permit FOR AN URBAN LOUNGE IN AN EXISTING ANTIQUE/COLLECTIBLE STORE at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for the Urban Lounge use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. A revised site plan shall be submitted to and approved by the Department of Planning, prior to approval of a business license, to include one Van Accessible Parking Space.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

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7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **April 12, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 25, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Alicia Carter  
Downtown Guitar Bar  
1106 South 3rd Street  
Las Vegas, Nevada 89104

Mrs. Erika Wright  
Miller & Wright, PLLC  
618 South 7th Street, Suite B  
Las Vegas, Nevada 89101