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April 13, 2011

T-Breo II, LLC
1500 Broadway, 24th Floor
New York, New York 10036

**RE: SUP-41036 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 1,983 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 523 Fremont Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 5 (Barlow), 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 a Tavern-Limited Establishment 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. Approval of a Minor Site Development Plan Review is required for outdoor dining areas, pursuant to the Downtown Centennial Plan. Approval of an Encroachment Agreement is also required for dining located within the right-of-way.
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.

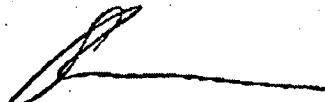


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7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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: Mr. Daniel J. Coughlin
150 Las Vegas Boulevard North, Suite #1712
Las Vegas, Nevada 89101