



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 11/16/2011

Meeting Type: City Council <=>

Date of Letter: 11/21/2011

Case Number(s): SUP-43017 <=>

Subject of Notice: Wes Isbutt/Mesquite Wood 2, LLC - 1226 South Main Street <=>

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SCANNED
NOV 22 2011



November 21, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Wes Isbutt
Mesquite Wood 2, LLC
107 East Charleston Boulevard, Suite #150
Las Vegas, Nevada 89104

RE: SUP-43017 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 16, 2011

Dear Mr. Isbutt:

The City Council at a regular meeting held November 16, 2011, APPROVED the request for a Special Use Permit FOR A PROPOSED 3,375 SQUARE-FOOT URBAN LOUNGE WITH 6,900 SQUARE FEET OF OUTDOOR SEATING AND EVENT AREA AND A CORRESPONDING REQUEST FOR ENCROACHMENT INTO THE MAIN STREET PUBLIC RIGHT-OF-WAY at 1218 and 1226 South Main Street (APNs 162-03-110-098 and 099), C-M (Commercial Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2011. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an 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 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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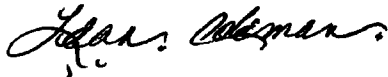
Mr. Wes Isbutt
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7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. An encroachment for outdoor dining in the Main Street public right-of-way for areas shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment agreement that is in conformance with the approved Site Plan and the Downtown Centennial Plan Section IV.A.2.a. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. David Ellertsen
107 East Charleston Boulevard, Suite #150
Las Vegas, Nevada 89104