



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

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Meeting Date: 3/21/2012

Meeting Type: City Council <=>

Date of Letter: 3/22/2012

Case Number(s): SUP-44167 <=>

Subject of Notice: APPLICANT: 6TH AND FREE - OWNER: T-BREO II, LLC - at 525 East Fremont Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: gportillo

Scanned By:

QC By:

SCANNED

MAR 26 2012



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

WARD 2, VACANT

ELIZABETH N. FRETWELL
CITY MANAGER

March 22, 2012

Mr. Jonathan Jossel
T-BREO II, LLC
1 Main Street
Las Vegas, NV 89101

RE: SUP-44167 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 21, 2012

Dear Mr. Jossel:

The City Council at a regular meeting held March 21, 2012, APPROVED the request for a Special Use Permit FOR A PROPOSED 5,958 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 1,055 SQUARE-FOOT OUTDOOR SEATING AREA at 525 East Fremont Street (APN 139-34-611-017), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2012. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited 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. Approval from the DDRC-ARC is required for proposed signage prior to submitting for sign permits.
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. All issues concerning accessibility and compliance with ADA requirements shall be resolved prior to operation.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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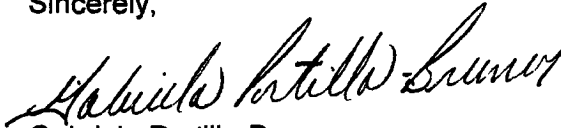
Mr. Jonathan Jossel
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7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. Submit an Encroachment Agreement to the City of Las Vegas for the outdoor dining furniture and any other privately maintained improvements in the Fremont Street and 6th Street public rights of way adjacent to this site prior to the issuance of any building permits. 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,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Michael Parks
6th and Free, LLC
900 Las Vegas Boulevard South, Suite No. 805
Las Vegas, NV 89101