



Legal Notices Transmittal and Scanning Separator Sheet

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Date of Letter: 11/13/2012

Case Number(s): SUP-46569 <=>

Subject of Notice: Jonathan Jossel/T-BREO II, LLC - 100 South 6th Street <=>

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NOV 15 2012

QC By: _____



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 13, 2012

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

RE: SUP-46569 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 7, 2012

Dear Mr. Jossel:

The City Council at a regular meeting held November 7, 2012, APPROVED the request for a request for a Special Use Permit FOR A PROPOSED 3,320 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 100 South 6th 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 November 8, 2012. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 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 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Submit an Encroachment Agreement to the City of Las Vegas for the outdoor dining furniture and any other privately maintained improvements in the Sixth Street public right-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.
4. All signage shall conform to the sign standards of Title 19.08, 19.10.100 and 19.10.160, and shall be approved by the Downtown Design Review Committee prior to issuance of any sign permit.

CITY OF LAS VEGAS
495 S. MAIN STREET
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Mr. Jonathan Jossel
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5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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

cc: Mr. John Triandafilidis
Project M. LLC
107 East Charleston Boulevard, Suite #215
Las Vegas, Nevada 89104

Mr. Tom Amick
Ms. Anne Pierce
Kaempfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113