



October 3, 2013

LAS VEGAS
CITY COUNCIL

Mr. Todd Kessler
1028 Fremont, LLC
PO Box 1570
Las Vegas, Nevada 89125

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

BOB COFFIN
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RE: SUP-49549 – SPECIAL USE PERMIT
RELATED TO SUP-49552, SUP-49553 AND SDR-49548
CITY COUNCIL MEETING OF OCTOBER 2, 2013

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Kessler:

The City Council at a regular meeting held October 2, 2013, APPROVED the request for a Special Use Permit FOR A PROPOSED 2,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,750 SQUARE FEET OF OUTDOOR SEATING AREA at 1028 Fremont Street, Suite #100 (APN 139-35-211-025 and 026), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 3, 2013. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited use.
2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-49558) shall be required.
4. 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.
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.

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

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Mr. Todd Kessler
SUP-49549 – Page Two
October 3, 2013

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,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Todd Kessler
300 Las Vegas Boulevard North, Suite #110
Las Vegas, Nevada 89101