



July 10, 2013

Mr. David VanZanten  
Yellow Brick Properties, LLC  
8709 Red Rio Drive, Suite #103  
Las Vegas, Nevada 89128

**RE: SUP-49432 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF JULY 9, 2013**

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

Dear Mr. VanZanten:

Your request for a Special Use Permit FOR A PROPOSED 6,452 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,236 SQUARE FEET OF OUTDOOR SEATING AREA AND A CORRESPONDING REQUEST FOR AN ENCROACHMENT INTO THE MAIN STREET AND HOOVER AVENUE PUBLIC RIGHTS-OF-WAY at 831 South Main Street (APN 139-34-410-004), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on July 9, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern –Limited Establishment use.
2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
3. 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.
4. 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.
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.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
BUSINESS LICENSING DIVISION  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
6TH FLOOR  
LAS VEGAS, NEVADA 89106

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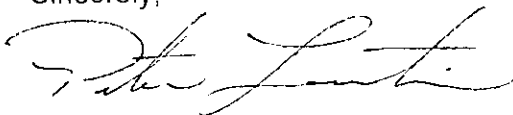
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**Public Works**

9. All sidewalks along public streets must maintain a minimum clear width of four feet at all times.
  
10. An encroachment for the outdoor dining in the Hoover Avenue and Main Street public rights-of-way and awnings in the Main Street public right-of-way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan after the applicant provides appropriate documentation and fees for such application. 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

This action by the Planning Commission on **July 9, 2013** 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 **July 22, 2013**. 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,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Mr. Geoff Hall  
8109 Wispy Sage Way  
Las Vegas, Nevada 89149

Mr. Jason Strodl  
Adapture  
1118 South Main Street  
Las Vegas, Nevada 89104