

# Rob Gurdison Architect

JUNE 23, 2023

City of Las Vegas  
Planning Department  
495 S. Main Street  
Las Vegas, NV 89101  
Ph. - 702-229-6301

**RE: VINTAGE VEGAS TAVERN 1227 S. MAIN STREET &**

**VINTAGE VEGAS RETAIL 1229 S. MAIN STREET RETAIL - 102141-PRE**

Dear Planning Commission & Staff:

Jeff and Muey (May) Anthony are excited to renovate their S. Main Street suite into a swanky Vintage Las Vegas themed Tavern located in the 18b Arts District. Vintage Vegas Antiques is currently open for business at 1227 & 1229 S. Main Street. Vintage Vegas Antiques will maintain their retail store at 1229 S. Main Street.

The proposed Tavern is 1,843 s.f. interior with an outdoor space of 891 s.f.. The existing retail will remain in the with 1,815 s.f. interior and with an outdoor covered area of 756 s.f. Both spaces are planned to share the S. Main St. sidewalk patio space of 449 s.f. where the Tavern's 142 s.f. outdoor seating will be separated by a barrier, per liquor licensing. Vintage Vegas Tavern plans to utilize its portion of the patio space to help activate the street by inviting patrons to enjoy people watching along S. Main St.

The Tavern will have a distinct Old Las Vegas theme, but will also plan for live music. The Tavern hours are anticipated to be from 12pm – 2am 5 days a week. Outdoor music will be in compliance with the current Noise Ordinance. Parking is planned to be serviced by the Public Parking lot located behind this facilities at 1216 S. Casino Center Blvd along with the Public Street parking along S. Main Street.

If you should require any further information, please do not hesitate to contact our office.

Sincerely,



Robert Gurdison

Principal

**23-0397**  
08/17/2023