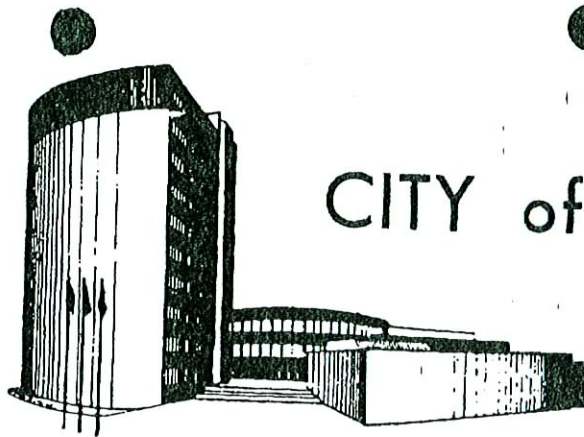


MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
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MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

June 12, 1996

Mr. M. Simens  
150 Spear Street Associates,  
Limited Partnership  
111 Pine Street, 18th Floor  
San Francisco, California 94111

RE: U-27-96 - SPECIAL USE PERMIT

Dear Mr. Simens:

The City Council at a regular meeting held June 5, 1996 APPROVED the request for a Special Use Permit for a tavern; and a request for a waiver of the 1,500 foot distance separation requirement from another tavern on property located on the north side of Sahara Avenue, approximately 670 feet west of Arville Street, C-1 Zone, subject to:

1. This action does not constitute approval of a liquor license.
2. Provide a Joint Access Agreement to the Planning and Development Department for the private driveway connection to the sites.
3. Site development shall comply with all applicable conditions of approval of zoning application Z-57-87 and all subsequent site related actions as required by the Department of Public Works.
4. Conformance to the floor plan.
5. No gaming shall be allowed.
6. All development must be in conformance with the plot plan and elevations.
7. City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must first be approved by the Traffic Engineer.

**ROC-22596**  
**08-01-07 CC**



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

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9. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures, as required by the Department of Fire Services.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the appropriate board.

Sincerely,



KATHLEEN M. TIGHE  
City Clerk

/cmp

cc: Dept. of Planning & Development  
Dept. of Public Works  
Dept. of Fire Services  
Land Development Services  
Traffic Engineering

Mr. Dan Kinison  
Main Street, Inc.  
5050 N. 40th Street, Ste. 200  
Phoenix, Arizona 85018

ROC-22596  
08-01-07 CC