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January 23, 2006

Mr. Joe Gwerder
Azure South, Inc.
6600 West Charleston Boulevard, Suite #120
Las Vegas, Nevada 89146

RE: SUP-10422 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO SUP-9854, SUP-10423 AND SDR-5893

Dear Mr. Gwerder:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT [ON-OFF-SALE (BEER WINE COOLER ONLY)] WITHIN A PROPOSED CONVENIENCE STORE at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for an Alcoholic Beverage Sales/Liquor Stores use (which is limited to On-Off Sale - Beer/Wine/Cooler only, in conjunction with a proposed Convenience Store).
2. Conformance with relevant Conditions of Approval for Site Development Plan Reviews SDR-5893 and Z-0076-98 (20).
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

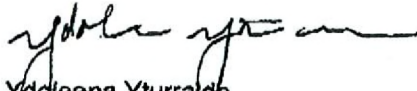
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6. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

Sincerely,



Ydelfeena Yturra
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Stephanie Allen
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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