



September 14, 1999

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(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD

CITY MANAGER  
VIRGINIA VALENTINE

Mr. Dennis Watts  
System Capital / Cornerstone  
820 Rancho Lane, Suite #85  
Las Vegas, Nevada 89106

RE: U-66-99 - SPECIAL USE PERMIT

Dear Mr. Watts:

The City Council at a regular meeting held August 18, 1999 APPROVED the request for a Special Use Permit on property located at 7171 West Ann Road FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 2,204 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 1999. This approval is subject to the following:

1. Approval of this request does not constitute approval of a liquor license.
2. The use shall comply with all requirements of Title 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to all original Conditions of Approval for Z-74-97, Z-74-97(1), the Rio Vista Plaza commercial subdivision, all subsequent site-related actions, and all ordinance amendments enacted subsequent to the original approval.
4. No alcoholic beverages shall be served by or allowed within the restaurant portion of the building.
5. Signs shall be posted and maintained at all interior and exterior entrances to the restaurant portion of the building indicating that alcoholic beverages are not permitted within the restaurant.
6. A wall and door shall be installed in the hallway separating the convenience store and restaurant areas of the building. This separation door must be self-closing and cannot be propped open.

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

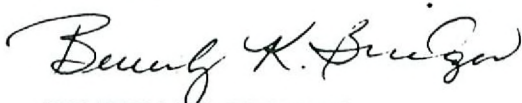
VOICE 702.229.6011  
TDD 702.386.9108  
www.ci.las-vegas.nv.us

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**10-01-08 CC**

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7. A wall and door shall be installed prior to gaming commencing and beer and wine being sold.
8. A sign shall be posted and maintained on the wall of the dining area indicating the location of a bathroom inside the restaurant portion of the building.
9. Visible No Smoking signs shall be installed and maintained in designated areas.
10. The convenience store and restaurant portions of the building shall be assigned and shall continually utilize separate and distinct street addresses off of Ann Road.
11. Beer and wine shall be displayed only at the southerly end of the store.
12. A one year review before City Council of the entire facility.

Sincerely,



BEVERLY K. BRIDGES  
Chief Deputy City Clerk

/ac

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

Mr. Sean Higgins  
Terrible Herbst Oil Company  
5195 Las Vegas Boulevard South  
Las Vegas, Nevada 89119

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