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October 19, 2007

Yaniv Efraim
Pecos Partners LLC
P.O. Box 530174
Henderson, Nevada 89053

RE: SUP-23593 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 17, 2007
RELATED TO VAR-23585, VAR-23588 AND SDR-23581

Dear Mr. Efraim:

The City Council at a regular meeting held October 17, 2007 APPROVED the request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 2.57 acres adjacent to the south side of Owens Avenue, approximately 295 feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2007. This approval is subject to:

Planning & Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Retail Establishment with Accessory Package Liquor Off-sale use, including parking requirements.
2. Conformance to the conditions for Site Development Plan Review (SDR-23581), Variance (VAR-23588), and Variance (VAR-23585) if approved.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-23581), Variance (VAR-23588), and Variance (VAR-23585) shall be required.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. The sale of individual containers of any size of beer or wine coolers 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.

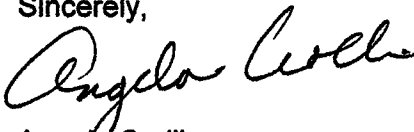
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7. The sale of distilled alcohol shall be prohibited at this location.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. John Hardy
Drake Real Estate Services
496 South Broadway
Denver, Colorado 80209

Leni Skaar
Bradshaw & Associates
3753 Howard Hughes Parkway, Suite #200
Las Vegas, Nevada 89169

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