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June 6, 2008

Mr. Douglas Hitt
Hitt W. Douglas Family Trust
2208 Alia Court
Las Vegas, Nevada 89102

RE: SUP-27046 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 4, 2008
RELATED TO MOD-27044, SUP-27047, SUP-27048, SUP-27049 AND
SDR-27051

Dear Mr. Hitt:

The City Council at a regular meeting held June 4, 2008 APPROVED the request for a Special Use Permit FOR A PROPOSED 5,376 SQUARE-FOOT LIQUOR ESTABLISHMENT - TAVERN at the northwest corner of Durango Drive and Deer Springs Way (APNs 125-20-201-016 and 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2008. This approval is subject to:

Planning & Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Liquor Establishment (Tavern) use, including parking requirements.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-27044), Special Use Permits (SUP-27047, SUP-27048, SUP-27049) and Site Development Plan Review (SDR-27051) shall be required.
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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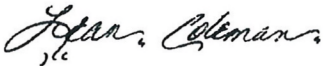
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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Gary Leobold
Leobold & Brown, LLC
2592 Canadian Goose Circle
Henderson, Nevada 89052

Mr. Todd McBrayer
Breslin Builders
5525 Polaris Avenue, Suite B
Las Vegas, Nevada 89118

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