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December 5, 2007

Mr. Doug Peterson
CAP-II – Farm/Durango, LLC
2325 San Pedro Drive, NE, Suite 2-A
Albuquerque, New Mexico 87110

RE: SUP-23111 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 7, 2007
RELATED TO VAR-23108, VAR-23109 AND SDR-23107

Dear Mr. Peterson:

The City Council at a regular meeting held November 7, 2007 APPROVED the request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE adjacent to the east side of El Capitan Way, approximately 260 feet north of Durango Drive (APN 125-17-611-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2007. This approval is subject to:

Added Conditions:

- A. There shall be a six-month review at a public hearing at City Council following the issuance of a business license.
- B. Sale of distilled liquor is prohibited.
- C. Delivery hours shall be 7:00 a.m. to 9:00 p.m., Monday through Saturday and Sunday from 9:00 a.m. to 6:00 p.m.
- D. Store hours shall be limited to 6:00 a.m. to 11:00 p.m.

Planning & Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Retail Establishment with Accessory Package Liquor Off-sale use.
2. Conformance to the conditions for Site Development Plan Review (SDR-23107) if approved.
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.

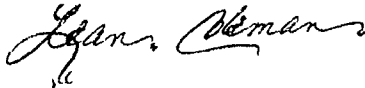
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4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of individual containers of any size of beer or wine coolers is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. 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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Jon Hardy
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