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CITY MANAGER
DOUGLAS A. SELBY

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

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



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January 28, 2003

Fremont Place, Limited Liability Company
228 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: U-0106-02 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 4, 2002

Dear Applicant:

The City Council at a regular meeting held December 4, 2002 considered the Appeal filed by Metro Development Group, Limited Liability Company from the denial by the Planning Commission of a request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on December 5, 2002. This approval is subject to:

1. The sale of alcoholic beverages shall be restricted to the sale of a minimum of four miniature liquor bottles in multi-product gift-wrapped baskets.
2. The minimum price for each basket will be \$35.00.
3. Large single bottles of alcohol may only be displayed for delivery to offices located within the downtown area.
4. A list of all downtown deliveries shall be maintained on site.
5. If this Special Use Permit is not exercised within one year after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
6. This use shall be subject to review by the Planning Commission and the City Council six months from the final approval of this Special Use Permit at which time the Special Use Permit may be revoked.
7. Approval of this Special Use permit does not constitute approval of a liquor license.

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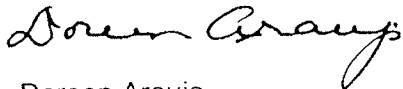
DEC 28 2002

SUP-40520

Fremont Place, Limited Liability Company
Page Two – U-0106-02
January 28, 2003

8. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code.
9. All City Code Requirements and all City departments' design standards shall be met.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Mr. Arnold Stack
2725 South Jones Boulevard #101
Las Vegas, Nevada 89146

Mr. Ray Koroghli
228 Las Vegas Boulevard South
Las Vegas, Nevada 89101

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