



LAS VEGAS CITY COUNCIL

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June 28, 2004

Donna F. Beam Revocable Trust
3235 South Rainbow Boulevard, Suite #201
Las Vegas, Nevada 89146

RE: SUP-3896 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 5, 2004

Dear Applicant:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. The 24-hour operation shall be reviewed in one year by the City Council.
2. The Special Use Permit shall be for the proposed use only. If any changes are made to the proposed use, then the Special Use Permit will void and a new Special Use Permit will be required.
3. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Tavern).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. Approval of a subsequent Rezoning (ZON-2457) and Site Development Plan Review (SDR-2458) by the Planning Commission and City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

CITY OF LAS VEGAS
400 STEWART AVENUE
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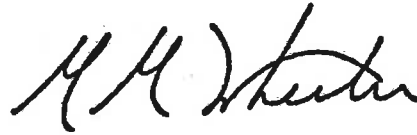
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7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. David Inman
Investment Equity Builders
4560 South Decatur Boulevard, Suite #200
Las Vegas, Nevada 89103