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CITY MANAGER
VIRGINIA VALENTINE

November 11, 1999

Mr. Vinay Bawa
Lucky Champ, Inc. on behalf of
Mr. Vinay Bawa
1114 Deshields Avenue
Las Vegas, Nevada 89123

RE: U-91-99 - SPECIAL USE PERMIT

Dear Mr. Bawa:

The City Council at a regular meeting held October 20, 1999 APPROVED the request for a Special Use Permit on property located at 1420 West Bonanza Road FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A CONVENIENCE STORE, C-M (Commercial/Industrial) Zone, Size: 0.52 Acres, Ward 3 (Reese), APN: 139-28-703-008. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 1999. This approval is subject to:

1. This Special Use Permit shall be subject to a one-year review by City Council.
2. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
3. The sale of individual containers of any size of beer, wine coolers, or screw cap wine is prohibited.
4. Prior to the issuance of building permits submit for approval by the Planning and Development Department a revised landscape plan depicting 8 foot wide landscape planters with 24 inch box trees located a minimum distance of 30 linear feet on-center adjacent to the north and east property lines. Excluded from this requirement are the areas currently occupied by the trash enclosure in the northwest corner of the site, and the handicap accessible space located to the southeast of the existing convenience store.
5. Approval of this request does not constitute approval of a liquor license.
6. Conformance to all applicable requirements of Title 6 of the Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied.

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

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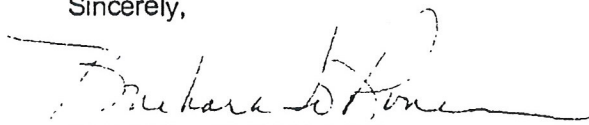
ROC-53918



Mr. Vinay Bawa
U-91-99 – Page Two
November 11, 1999

8. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, 10 feet for Martin Luther King Boulevard, and a 54 foot radius at the northeast corner of Bonanza Road and Martin Luther King Boulevard prior to the issuance of any permits as required by the Department of Public Works. No reconstruction of the existing curb in conjunction with the dedication is required at this time. The requirement for the corner radius dedication may be reduced, or substituted with a Traffic Signal Chord easement, if the applicant submits information acceptable to Staff that shows a portion of any existing private permanent signage or other private improvement is located on or over the area being requested for dedication.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
10. Landscape and maintain all unimproved rights-of-way on Bonanza Road and Martin Luther King Boulevard adjacent to this site as required by the Department of Public Works.
11. Submit an application for an Occupancy Permit and/or obtain an Encroachment Agreement for all landscaping and private improvements in the Bonanza Road and Martin Luther King public rights-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
12. Site development to comply with all applicable conditions of approval for Z-100-94 and all other site-related actions as required by the Department of Public Works.

Sincerely,


BARBARA JO RONEMUS
City Clerk
psls
dkp

/vwd

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

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