



March 21, 2008

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

Mr. Andrew Fonfa  
Sahara Investments, LLC  
9710 West Tropicana, #110  
Las Vegas, Nevada 89147

RE: SUP-25263 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF MARCH 19, 2008  
RELATED TO ZON-25295, SUP-25262, SUP-25264, AND SDR-25261

Dear Mr. Fonfa:

The City Council at a regular meeting held March 19, 2008 APPROVED the request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue (APNs 162-04-814-002, 162-04-807-004 and 005), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2008. This approval is subject to:

Planning & Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for LVMC Title 19.04.050 for a Mixed-Use use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25295), Special Use Permits (SUP-25262 and SUP-25264) and Site Development Plan Review (SDR-25261) 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. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.



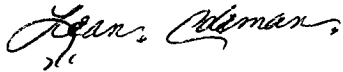
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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

Chris Richardson  
Ed Vance & Associates  
900 South Pavilion Center Drive, #160  
Las Vegas, Nevada 89144