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CITY MANAGER  
DOUGLAS A. SELBY



040938

January 8, 2004

Ms. Mary Connolly, Manager  
C-Eagle Spirit, Limited Liability Company  
1048 Melody Lane, Suite #202  
Santa Ana, California 95678

RE: SUP-2962 - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF JANUARY 7, 2004

Dear Ms. Connolly:

The City Council at a regular meeting held January 7, 2004 considered the Appeal filed by Koster Finance from the Denial by the Planning Commission of a Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 2300 East Bonanza Road (APN: 139-35-501-001), C-1 (Limited 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 January 8, 2004. This approval is subject to:

**Planning and Development**

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.

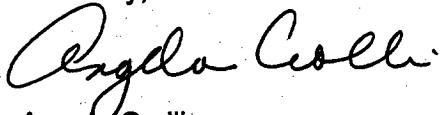
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LAS VEGAS, NEVADA 89101

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6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.
7. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



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

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

Mr. Rex Behrhorst  
EZE Pro DBA Koster Finance  
602 South 10th Street  
Las Vegas, Nevada 89101