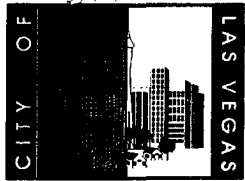


PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us



041283

December 19, 2003

Mr. Richard Gordon
Farm Road Retail, Limited Liability Company
1770 North Buffalo Drive, Suite #101
Las Vegas, Nevada 89128

RE: SUP-3332 - SPECIAL USE PERMIT

Dear Mr. Gordon:

Your request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 8400 Farm Road, Suite #120 (APN: 125-17-610-007), T-C (Town Center) Zone, Ward 6 (Mack), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

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.
6. All City Code requirements and design standards of all City departments must be satisfied.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

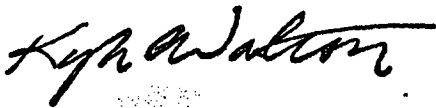
City Manager
Douglas A. Selby



Mr. Richard Gordon
SUP-3332 - Page Two
December 19, 2003

This item will be considered by the City Council on *January 21, 2004*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Kent Cramer
Mom's Cash Box
2920 North Green Valley Parkway, Suite #413
Henderson, Nevada 89014

Mr. Bob Gronauer
KKB&R
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109