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CITY MANAGER
DOUGLAS A. SELBY

December 22, 2003

Mr. Todd Holzer
35 Acre, Limited Liability Company
17015 North Scottsdale Road, Suite #115
Scottsdale, Arizona 85255

RE: SUP-3210 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to SDR-3208

Dear Mr. Holzer:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Special Use Permit FOR A DRIVE THROUGH AS PART OF A FINANCIAL INSTITUTION at 6610 North Durango Drive (APN: 125-20-710-002), T-C (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Financial Institution use and to the relevant provisions of the Montecito Town Center Development Agreement.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3208).
3. 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.
4. 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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5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Todd Holzer
Verticle Holdings Company
17015 North Scottsdale Road, Suite #115
Scottsdale, Arizona 85255

Mr. Rami Atout
Creative Design Architecture
2229 Maple Rose Drive
Las Vegas, Nevada 89134