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CITY MANAGER
DOUGLAS A. SELBY



037834

July 18, 2003

Mr. Todd Holzer
Durango 215, Limited Liability Company
c/o Vertical Holdings Company
17015 North Scottsdale Road
Scottsdale, Arizona 85255

RE: SUP-2298 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 16, 2003
Related to SDR-2297

Dear Mr. Holzer:

The City Council at a regular meeting held July 16, 2003 APPROVED the request for a Special Use Permit FOR A SUPPER CLUB on 2.12 acres located adjacent to the east side of Durango Drive, approximately five hundred feet (500') south of Deer Springs Way (APN: 125-20-710-002, portion), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use – Town Center) land use designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2003. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club 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-2297).
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.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.

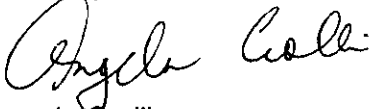
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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. Kevin Connell
Foremark, Limited
8235 Douglas Avenue
Dallas, Texas 75225

Ms. Dani Mayer
Mimi's Cafe
17852 East 17th Street
Tustin, California 92780