



007451

February 26, 2001

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
JYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Larry Miller
Peccole 1982 Trust
8515 Rampart Boulevard, Suite #220
Las Vegas, Nevada 89145

RE: U-0017-01 - SPECIAL USE PERMIT

Dear Mr. Miller:

Your request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED ATHLETIC CLUB AND TENNIS CLUB at the northeast corner of the intersection of Alta Drive and Rampart Boulevard (APN: 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 2 (L.B. McDonald), was considered by the Planning Commission on February 22, 2001.

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

Planning and Development

1. The City Council shall approve a Rezoning of the subject site to C-1 (Limited Commercial).
2. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All city Code requirements and all City departments' design standards shall be met.

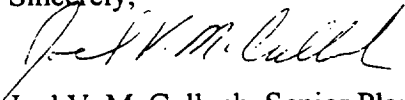
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

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This item will be considered by the City Council on April 4, 2001, 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,



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

cc: Mr. Richard Zoburst
Play 10S
1626 Redrock
Las Vegas, Nevada 89146

Ms. Amber Dolce
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89146