



004158

January 25, 2001

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CITY COUNCIL
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LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Mike Bryne
Howard Hughes Properties, Inc.
10000 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

RE: U-0171-00 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 20, 2000
Related to U-0170-00 & U-0172-00

Dear Mr. Bryne:

The City Council at a regular meeting held December 20, 2000 APPROVED the request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED COSTCO WHOLESALE STORE on 16.95 acres at the northwest corner of the intersection of Charleston Boulevard and Pavilion Center Drive (APN: 137-35-811-001), PC (Planned Community) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2000. This approval is subject to:

Planning and Development

1. Delivery of packaged liquor shall be between the hours of 6 a.m. and noon to coincide with the delivery hours for the retail use.
2. Relative to the northern driveway, this will be a service only entrance to the northern portion of the site going onto Pavilion Center. This will not be considered an additional trucking exit site for any development to the west.
3. The sale of packaged liquor shall coincide with the hours of operation of the wholesale store which shall be as follows: Monday through Friday, 9 a.m. to 8:30 p.m., Saturday, 9:30 a.m. to 7 p.m., and Sunday, 10 a.m. to 6 p.m. However, the store may have extended holiday hours during the months of November, December and on Federal and State holidays. Any review of this condition shall be conducted as a public hearing by the City Council.
4. One year review of the hours of operation effective from the time Costco opens.
5. Conformance to the Conditions of Approval for Site Development Plan Review of SV-0022-00 as provided on a corrected letter dated December 11, 2000.

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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6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This approval is for COSTCO or similar "BIG BOX" retailer only.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. If this Special Use Permit is not exercised within two years of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
10. All City Code Requirements and all City Departments' design standards shall be met.

Sincerely,

Linda Owens AR

LINDA OWNS
Deputy City Clerk II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Peter Kahn
COSTCO Wholesale
999 Lake Drive
Issaquah, Washington 98027

Mr. Greg Borgel
Mendenhall Moreno & Associates
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101