



000731

February 25, 2000

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Mr. Hank Gordon
Parkway Retail Centre, Limited Liability Company
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: U-0007-00 - SPECIAL USE PERMIT

Dear Mr. Gordon:

Your request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Buffalo Drive and Washington Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED GROCERY STORE (TRADER JOE'S), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald), APN: 138-27-312-002, was considered by the Planning Commission on February 24, 2000.

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

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to all applicable Conditions of Approval for Rezoning Z-131-94 and Site Development Plan Review Z-131-94(5).
4. If this Special Use Permit is not exercised within one-year of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

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

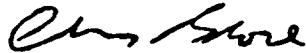
VOICE 702.229.6011
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5. All City Code requirements and all City departments' design standards shall be met.

This item will be considered by the City Council on April 5, 2000, 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



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb

cc: Mr. Richard Adachi
Trader Joe's Company
538 Mission Street
South Pasadena, California 91031

Mr. Thomas D. Amick
KKB&R
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109