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CITY MANAGER
VIRGINIA VALENTINE



007073

November 9, 1999

Mr. Frank Beck
Howard Hughes Corporation
1231 Town Center Drive, Suite #200
Las Vegas, Nevada 89134

RE: U-95-99 - SPECIAL USE PERMIT

Dear Mr. Beck:

The City Council at a regular meeting held November 3, 1999 APPROVED the request for a Special Use Permit on property located at the northeast corner of the intersection of Town Center Drive and Covington Cross Drive FOR A TAVERN IN CONJUNCTION WITH A PROPOSED RESTAURANT (RUBY TUESDAY'S), PC (Planned Community) Zone, Ward 2 (L. B. McDonald), APN: 138-30-217-001. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 1999. This approval is subject to:

1. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
2. All City Code requirements and all City departments' design standards shall be met.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

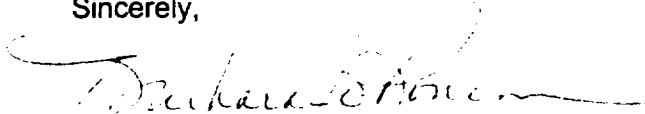
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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

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7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Comply with the recommendations of the Traffic Engineering Representative as required by the Department of Public Works.
8. An update to the previously approved Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study.
9. Site development shall comply with all applicable Conditions of Approval for The Canyons at Summerlin Commercial Subdivision and all other site-related actions as required by the Department of Public Works.

Sincerely,



BARBARA JO RONEMUS
City Clerk *BR*

/vwd

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

Mr. Mike Byrne
Howard Hughes Corporation
1231 Town Center Drive, Suite 200
Las Vegas, Nevada 89134

Mr. Randy Jarrett
Ruby Tuesday's Las Vegas Franchise,
Limited Liability Company
8450 Campana Drive
Las Vegas, Nevada 89147