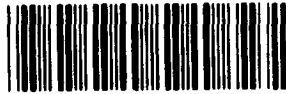


PLANNING &
DEVELOPMENT



Development
Services Center
731 S Fourth Street
Las Vegas NV 89101

TDD 702-386-9708
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



006067

March 30, 1999

Ms. Sharon Haberfeld
S & S #2, Limited Liability Company
c/o AJ's Mini-mart
5001 North Rainbow Boulevard
Las Vegas, Nevada 89130

RE: ABEYANCE - U-4-99 - SPECIAL USE PERMIT

Dear Mr. Haberfeld:

Your request for a Special Use Permit on property located at 400 North Eastern Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE AND A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (AJ's MINI-MART), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN: 139-36-210-003, was considered by the Planning Commission on April 22, 1999.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE** the request for beer and wine sales; and unanimously voted to recommend **APPROVAL** of your request for a service station (gasoline sales), subject to the following:

1. This action does not constitute approval of a liquor license.
2. Conformance to all applicable conditions of approval for Rezoning Application Z-115-94 and Plot Plan and Building Elevation Review Z-15-94(1).
3. All development shall be in conformance with the Site Development plan and building elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

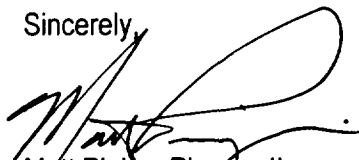


Ms. Sharon Haberfeld
U-4-99 - Page Two
April 27, 1999

7. All City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on May 24, 1999 at 2:00 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Matt Pinjuv, Planner II
Current Planning Division

MP:cl