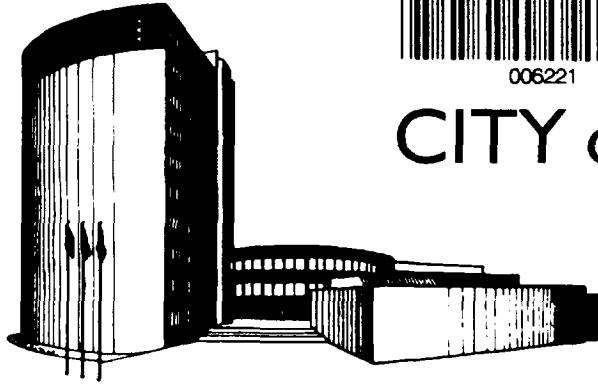


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



006221

CITY of LAS VEGAS

March 9, 1999

Mr. Kevin Novak
Mr. Hank Gordon
Laurich Properties, Inc.
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: U-169-98 - SPECIAL USE PERMIT [Related to Z-131-94(5), U-168-98 & U-171-98]

Dear Messrs. Novak and Gordon:

The City Council at a regular meeting held February 22, 1999 APPROVED the request for a Special Use Permit on property located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive FOR A MINOR AUTO REPAIR GARAGE IN CONJUNCTION WITH A PROPOSED 106,512 SQUARE FOOT GENERAL RETAIL STORE (K-MART), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on February 23, 1999. This approval is subject to:

1. The use shall comply with all applicable requirements of Title 6.5 of the Las Vegas Municipal Code.
2. All repair and service work shall be performed within a completely enclosed building
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. There shall be no outside storage of stock, equipment, or residual use equipment.
5. All disabled vehicles, if any, shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
6. Conformance to all applicable Conditions of Approval for Z-131-94 and all other applicable subsequent site-related actions.



Mr. Kevin Novak
Mr. Hank Gordon
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7. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS
City Clerk



/ac

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

Mr. Mark Fiorentino
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109