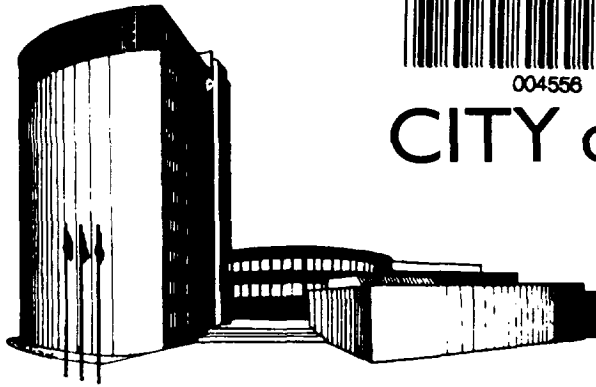


MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. McDONALD  
GARY REESE  
LARRY BROWN

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

March 24, 1998

Mr. Kevin K Rudeen  
2525 East 53rd, Suite B201  
Spokane, Washington 99223

RE: U-147-97 - SPECIAL USE PERMIT

Dear Mr. Rudeen:

The City Council at a regular meeting held February 23, 1998 APPROVED the request for a Special Use Permit on property located at the southwest corner of Lamb Boulevard and Owens Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), subject to:

1. The sale of quart beer containers is prohibited.
2. Approval of this request does not constitute approval of a liquor license.
3. Submit a revised Site Development Plan for approval by staff prior to the issuance of any permits on this site as required by the Planning and Development Department.
4. An update to the previously approved Traffic Impact Analysis for the overall rezoning site Z-47-96, addressing the impacts of the proposed convenience store, shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site, whichever may occur first, as required by the Department of Public Works.
5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. Conformance to all applicable Conditions of Approval for Z-47-96.

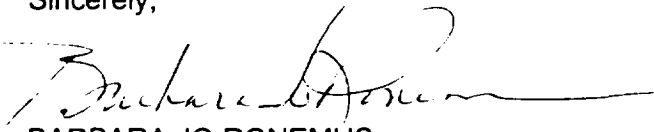


400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. Kevin K Rudeen  
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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. Bill Bhatti  
United Brothers Enterprises, Inc.  
2320 East Fremont Street  
Las Vegas, Nevada 89101

Mr. Jaspal S. Sidhu  
Ace Engineering  
5601 North Tenaya Way, Suite #105  
Las Vegas, Nevada 89130