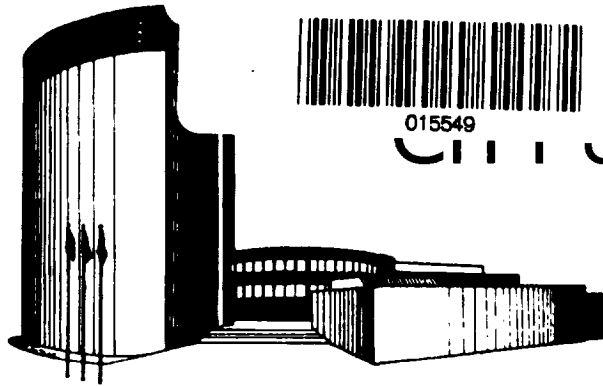


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CITY MANAGER
LARRY K. BARTON



CITY OF LAS VEGAS

February 12, 1998

Mr. Joseph Ungaro
GK Investments
4850 Pearlman Lane
Las Vegas, Nevada 89117

RE: U-124-97 - SPECIAL USE PERMIT

Dear Mr. Ungaro:

The City Council at a regular meeting held January 12, 1998 APPROVED the request for a Special Use Permit on property located at 111 East Bonneville Avenue to ALLOW A BAILBOND SERVICE BUSINESS, C-2 (General Commercial) Zone, subject to:

1. A 90-day time period within which to comply with the conditions imposed and a review by Council in the event of any non-compliance therewith.
2. Immediate issuance of a temporary occupancy permit.
3. An Aesthetic Review of the building shall be approved by the Planning and Development Department.
4. Construct full-width alley paving adjacent to this site concurrent with development of this site. Also, construct handicap ramps on the southwest and southeast corners of the alleyway and Bonneville Avenue prior to occupancy of this site as required by the Department of Public Works.
5. Remove all substandard public street improvements and 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.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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Mr. Joseph Ungaro
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6. 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. All new and modifications to existing driveways shall be designed, located and constructed in accordance with the intent of Standard Drawing #222a as required by the Department of Public Works.
7. Landscape and maintain all unimproved right-of-way on Bonneville Avenue adjacent to this site as required by the Department of Public Works.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonneville Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. 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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,

Barbara Jo Ronemus
BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Elton J. Ebarb
Aardvark Bail Bonds
2833 Coolwater Drive
Henderson, Nevada 89014

Mr. John T. Moran, Jr.
630 South 4th Street
Las Vegas, Nevada 89101