

17888



015518

CITY of LAS VEGAS

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



December 15, 1997

Mr. Larry Miller
 Peccole 1982 Trust
 9999 West Charleston Boulevard
 Las Vegas, Nevada 89117

RE: U-101-97 - SPECIAL USE PERMIT

Dear Mr. Miller:

The City Council at a regular meeting held December 8, 1997 APPROVED the Request for a Special Use Permit on property located on the southeast corner of Charleston Boulevard and Hualapai Way FOR A TAVERN IN CONJUNCTION WITH A PROPOSED 109,195 SQUARE FOOT SHOPPING CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), subject to:

1. Conformance to all Conditions of Approval for Z-17-90(22), and other site-related actions as required by the City of Las Vegas.
2. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. 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.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

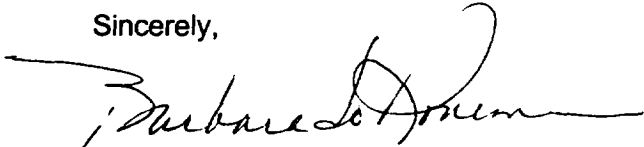


400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
 (702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. Larry Miller
U-101-97 – Page Two
December 15, 1997

7. 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.
8. 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
City Clerk

/vwd

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

Mr. Kenji Nomura
Nadel Architects, Inc.
444 East Warm Springs Road, Suite #102
Las Vegas, Nevada 89119