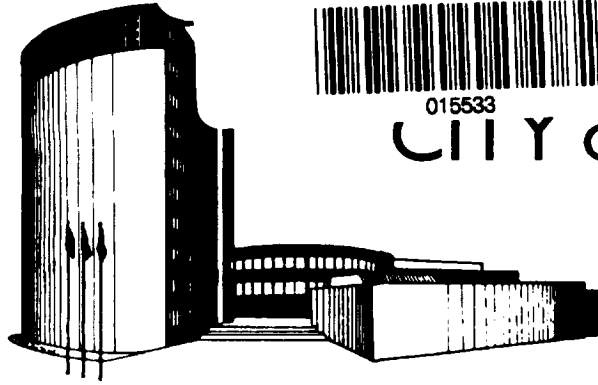


17882

MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. MCDONALD  
GARY REESE  
LARRY BROWN

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

December 15, 1997

Mr. Tom Weisner  
3025 Sheridan Street  
Las Vegas, Nevada 89102

RE: U-111-97 - SPECIAL USE PERMIT

Dear Mr. Weisner:

The City Council at a regular meeting held December 8, 1997 APPROVED the Request for a Special Use Permit on property located at 4543 North Rancho Drive for a PROPOSED BREW PUB IN CONJUNCTION WITH AN EXISTING TAVERN AND RESTAURANT, C-2 (General Commercial) Zone, subject to:

1. Provide landscaping as required by the City of Las Vegas Urban Design Guidelines and Standards.
2. Remove all substandard public street improvements 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.
3. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed 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.
4. A 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 drainage- ways as recommended in the approved drainage plan/study.
5. All development shall be in conformance with the plot plan and building elevations.

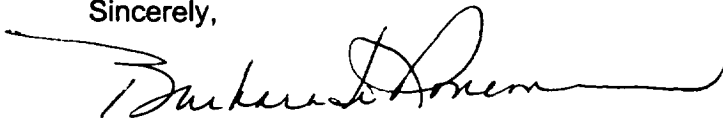


400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. Tom Weisner  
U-111-97 – Page Two  
December 15, 1997

6. 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.
7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. 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.
13. 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 to provide for transportation hazards.
14. 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: See Attached List

Mr. Tom Weisner  
U-111-97 – Page Three  
December 15, 1997

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

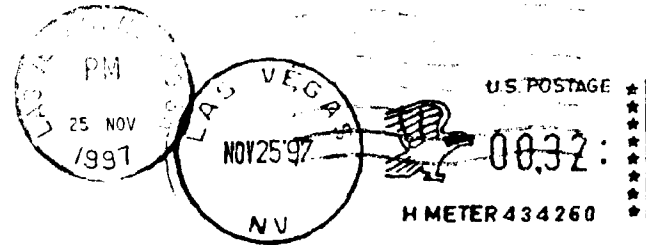
Mr. Robert Schaefer  
3025 Sheridan Street  
Las Vegas, Nevada 89102

# CITY of LAS VEGAS

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CITY HALL  
400 EAST STEWART  
LAS VEGAS, NEVADA 89101-2986

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G S C ENTERPRISES INC  
%SUNRISE MOBILE HOMES  
2310 S NELLIS #23  
LAS VEGAS NV 89121

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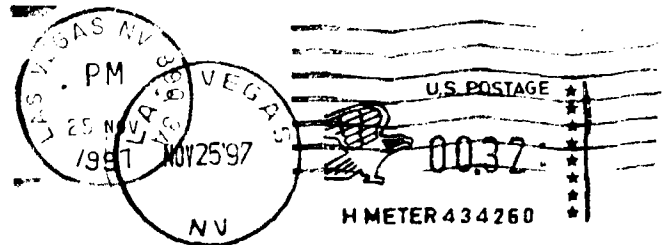
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6284 HILL HAVEN AVE  
LAS VEGAS NV 89130-2349

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OAKERSON ORA F  
1556 DAHLIA CIR  
CORONA CA 91720-3932



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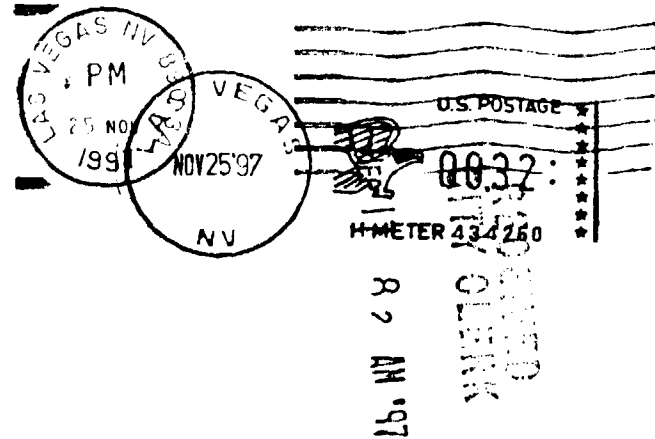


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8790 JAKES PL  
LAS VEGAS NV 89131-1215

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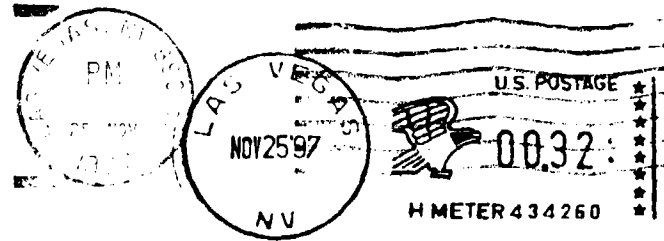


# CITY of LAS VEGAS

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LAS VEGAS, NEVADA 89101-2986

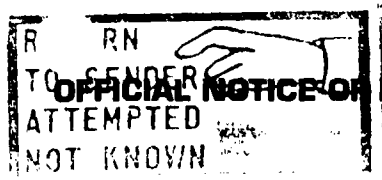
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13802610029 U-111-97  
RISTIC DEBORAH ANN  
6301 SIERRA PINES CT  
LAS VEGAS NV 89130-2342

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