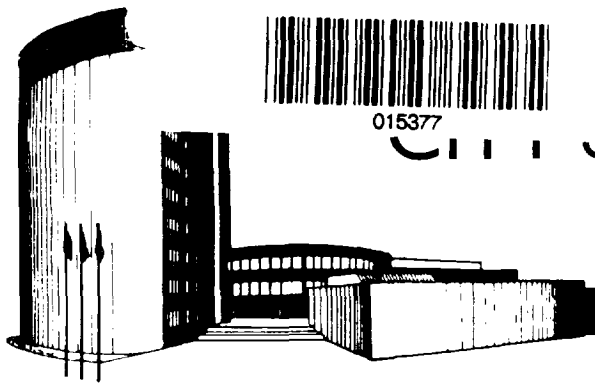


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COUNCILMEN
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LARRY BROWN

CITY MANAGER
LARRY K. BARTON



015377

CITY OF LAS VEGAS

July 17, 1997

Mr. Hashel Iny
American Pacific Capital Summerhill Co., Limited Liability Co.
on behalf of Todd Malinkowski
8687 West Sahara Avenue
Las Vegas, Nevada 89117

RE: U-52-97 - SPECIAL USE PERMIT

Dear Mr. Iny:

The City Council at a regular meeting held July 14, 1997 APPROVED the request for a Special Use Permit on property located at 7531 West Lake Mead Boulevard for the ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, subject to:

1. The use shall comply with the applicable requirements of Title 6.50 of the Las Vegas Municipal Code.
2. 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.
3. If not already provided by the Master Developer, construct appropriate on-site paving to allow two-way traffic circulation from the public street system to and from this site prior to occupancy as required by the Department of Public Works. Additional secondary paved access drives shall also be constructed if on-site traffic circulation patterns so require as determined by the Traffic Engineer.
4. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.

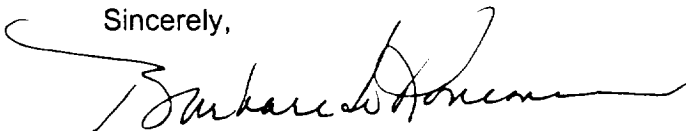


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Mr. Hasel Iny
American Pacific Capital Summerhill Co., Limited Liability Co.
on behalf of Todd Malinkowski
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July 17, 1997

5. Meet with the Traffic Engineer 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. In accordance with the intent of a commercial subdivision, all parcels within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.
7. 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.
8. Site development to comply with all applicable conditions of approval for Zoning Application Z-107-95, the Buffalo Commercial Subdivision and all applicable conditions of approval for all other site-related actions 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
City Clerk

/vwd

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