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CITY of LAS VEGAS



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April 2, 1997

Ms. Celia Wetherbee, Trustee
 Wetherbee Family Trust
 2883 Ariane
 San Diego, California 92117-2430

RE: U-150-96 - SPECIAL USE PERMIT

Dear Ms. Wetherbee:

The City Council at a regular meeting held March 24, 1997 APPROVED the request for a Special Use Permit on property located at 901 North Pecos Road for the on-premise sale of beer and wine in conjunction with a proposed restaurant; and a waiver of the minimum 400 foot distance separation requirement from a church and park, C-1 (Limited Commercial) Zone - APN 139-25-601-004, subject to:

1. Applicant to provide a letter from the existing Good Samaritan Church indicating that they have no objection to the sale of incidental beer and wine at the proposed restaurant.
2. The application is hereby amended to include a waiver from the 400 minimum distance separation requirement pursuant to Chapter 19.90.085 of the Las Vegas Municipal Code.
3. All development must be in conformance with the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment 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.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. City Code requirements and design standards of all City departments must be satisfied.

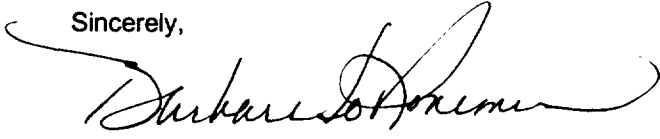


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An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the appropriate board.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/cmp

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

Mr. Juan Parra
1000 Fay Boulevard
Las Vegas, Nevada 89106

Mr. John Panzarello
1055 East Flamingo Road, Suite #621
Las Vegas, Nevada 89119

Ms. Nancy L. Beyer, Property Manager
Americana Commercial Group
3790 South Paradise Road
Las Vegas, Nevada 89109