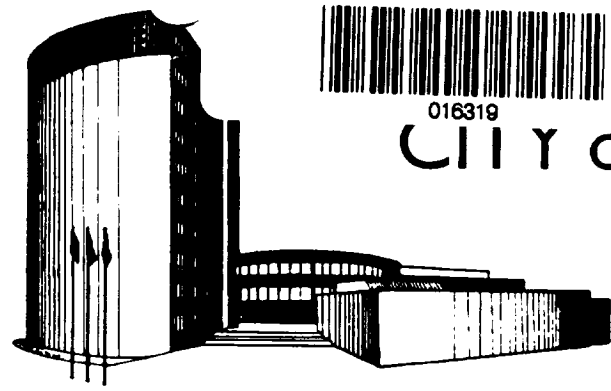


17-27

MAYOR
 JAN LAVERTY JONES

COUNCILMEN
 ARNIE ADAMSEN
 MATTHEW Q. CALLISTER
 MICHAEL J. McDONALD
 GARY REESE

CITY MANAGER
 LARRY K. BARTON



CITY of LAS VEGAS

January 30, 1997

Mr. Robert Peccole, President
 Three Bs, Inc.
 525 South Sixth Street
 Las Vegas, Nevada 89101

RE: U-98-96 - SPECIAL USE PERMIT

Dear Mr. Peccole:

The City Council at a regular meeting held January 22, 1997 RECONSIDERED the request for a Special Use Permit on property located on the southwest corner of Charleston Boulevard and Durango Drive for a proposed tavern, C-1 (Limited Commercial) Zone.

The City Council APPROVED the Special Use Permit subject to:

1. This action does not constitute approval of a liquor license.
2. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, and passenger loading zones and public sidewalks to the accessible building entrance(s), as part of the building permit application package. All accessibility features shall comply with the 1994 UBC and ANSI 117.1-92.
3. Site development to comply with all applicable Conditions of Approval for Z-102-86.
4. 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 public streets as required by the Department of Public Works.
5. Site development to comply with all applicable Conditions of Approval for Charleston Durango Shopping Center Commercial Subdivision and all subsequent site-related actions as required by the Department of Public Works.
6. All development must be in conformance with the plot plan and elevations.
7. No driveway shall be constructed along Merialdo Lane until at least one major tenant or anchor building is completed on the site

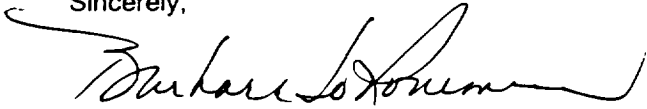


400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
 (702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. Robert Peccole, President
Three Bs, Inc.
January 30, 1997
RE: U-98-96 - SPECIAL USE PERMIT
Page 2.

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

ft cc: Planning & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services