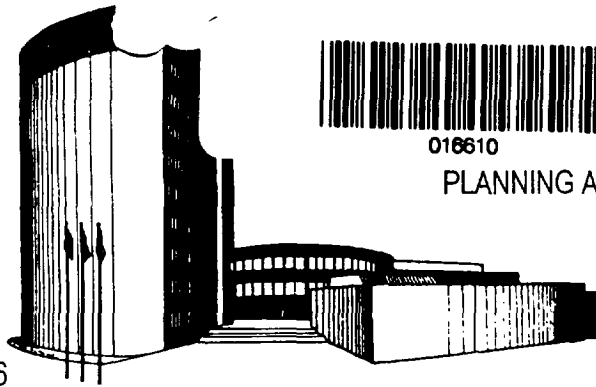


MAYOR  
JAN LAVERTY JONES

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

CITY MANAGER  
LARRY K. BARTON



**LAS VEGAS**  
PLANNING AND DEVELOPMENT DEPARTMENT

September 27, 1996

Mr. Leroy G. Black, General Partner  
Senior Nevada Benefit Group, L. P.  
11600 Becke Circle  
Las Vegas, Nevada 89104

RE: U-101-96 - SPECIAL USE PERMIT

Dear Mr. Black:

Your request for a Special Use Permit on property located at 514 Bridger Avenue for a proposed car rental business of more than five (5) cars, C-2 (General Commercial) Zone, Ward 1 (McDonald), Parcel Number: 139-34-611-046, was considered by the Board of Zoning Adjustment on September 24, 1996.

The Board of Zoning Adjustment APPROVED your request as being in accord with the general spirit and purpose of the Ordinance subject to the following conditions:

1. Provide a 5 foot wide landscape planter at the back of the public right-of-way (sidewalk) with boulders and groundcover as required by the Planning and Development Department. The use of drought tolerant landscape is encouraged.
2. Dedicate a 10 foot radius on the northwest corner of East Bridger Avenue and South Sixth Street prior to the issuance of any permits as required by the Department of Public Works.
3. Landscape and maintain all unimproved rights-of-way, if any, on East Bridger Avenue and South Sixth Street adjacent to this site as required by the Department of Public Works.
4. Submit an Encroachment Agreement for all landscaping and private improvements located in the East Bridger Avenue and South Sixth Street public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
6. All development must be in conformance with the plot plan and elevations.
7. City Code requirements and design standards of all City departments must be satisfied.

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



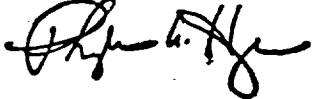
Senior Nevada Benefit Group, L.P.  
U-101-96 - Page 2  
September 27, 1996

This action by the Board of Zoning Adjustment on September 24, 1996 is final unless a written appeal to the City Council is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved 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 and approved by the Board of Zoning Adjustment within the one year time limit.

Very truly yours,



Phyllis Hargrove, Senior Planner  
Current Planning Division

PH:cl