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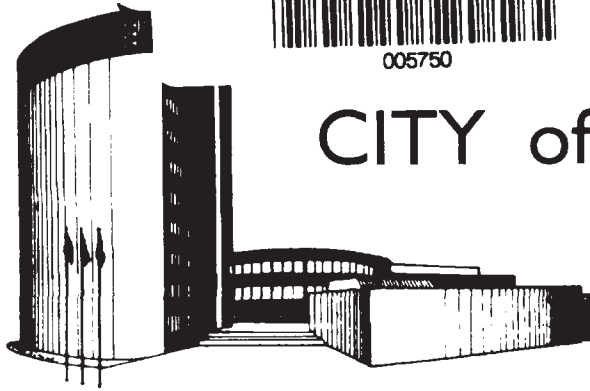
CITY MANAGER
LARRY K. BARTON



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CITY of LAS VEGAS



January 6, 1996

Mr. Isaac Moradi
510 Usher Place
Beverly Hills, California 90210-2639

RE: U-139-95 - SPECIAL USE PERMIT

Dear Mr. Moradi:

The City Council at a regular meeting held December 20, 1995 APPROVED the request for a Special Use Permit for a tavern in conjunction with a proposed restaurant, on property located on the southwest corner of Farm Road and Cimarron Road, R-E Zone (under Resolution of Intent to C-1), subject to:

1. Construct half-street improvements on Cimarron Road and Farm Road adjacent to this site as required by the Department of Public Works. All required half-street improvements on each public street abutting the overall commercial parcel shall be constructed coincident with that phase of development that first constructs a driveway to each street.
2. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway 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.
3. An amendment to the approved Elkhorn Springs Traffic Impact Analysis (TIA), including a Master Driveway and Onsite Circulation Plan for the overall commercial site on which this project is proposed, must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for any development within this commercial site. The number and location of the permitted driveways to service the overall commercial site shall be as approved within the required plan; no additional driveways or driveway relocations shall be allowed unless the Department of Public Works approves such. **The TIA Amendment must also address required traffic signal contributions for this commercial use/site.**



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4. Provide two lanes of paved access to this site prior to the issuance of an occupancy permit or the issuance of a business license, whichever may occur first, as required by the Department of Public Works. The City reserves the right to require secondary paved access routes if recommended by the Traffic Engineer or if based on neighborhood site-access patterns.
5. Provide public sewer easements for all public sewers not located within public street rights-of-way prior to the issuance of any off-site permits as required by the Department of Public Works.
6. Unless the Elkhorn Springs Master Developer has made arrangements for the maintenance of the common area adjacent to this site, a Property Owner's Association shall be established to maintain all perimeter walls, landscaping and common areas adjacent to this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
8. Site development to also comply with all applicable conditions of approval for the Elkhorn Springs subdivision, Zoning Application Z-75-90 and all subsequent site-related actions.
9. Provide a minimum 10 foot wide landscape planter area along the exterior street frontages and install 24 inch box trees 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
10. Amend the site plan to show a trash enclosure as required by the Planning and Development Department.
11. This does not constitute approval of a Plot Plan and Building Elevation Review of retail building "A" as shown on the site plan.
12. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.
13. A Plot Plan, Elevation and Architectural Review to review signage, lighting, elevations and landscaping shall be reviewed and approved by the Planning Commission and the City Council at a Public Hearing.

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14. The hours of operation shall be from 6:00 a.m. to 3:00 a.m. only.
15. All development must be in conformance with the plot plan and elevations.
16. 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 system shall be cause for revocation of a business license.
17. 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.
18. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
19. City Code requirements and design standards of all City departments must be satisfied..
20. The Traffic Engineer must approve parking and driveway plans..
21. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
22. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures, as required by the Department of Fire Services.

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,



KATHLEEN M. TIGHE
City Clerk JA

/cmp

cc: (See Attached)

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

Mr. Brian Psioda
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102

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