



ITRA GROUP, INC.

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June 19th, 2006

City of Las Vegas, NV
Planning & Development Dept.
731 South Fourth St.
Las Vegas, NV 89101

Re: Panda Express – Centennial Gateway Center, Las Vegas, NV

APN #: 125-27-411-004

Dear Mr. Reed,

It is our great honor for the opportunity to propose this Panda Express in City of Las Vegas. The general plan is T-C and the existing zoning is S-C. This proposed establishment concurred with the permitted zoning.

This establishment has total of 2,448 square feet includes an open kitchen, storage area, men/women restrooms, drive-thru, manager's station and a fine indoor/outdoor dining area sitting on a half acre pad. Color scheme will be very similar with the shopping center and the landscaping as well.

To avoid traffic congestions, four cars stacking from the pick up window and 6 cars stacking from the ordering menu board to accommodate lunch/dinner peak hours.

Store hours will be from 11:00 AM to 10:00 PM, Monday through Sunday. Every week there will be two deliveries at early morning or late at night, and all deliveries will go thru service door at the back adjacent to preparation area.

We will be glad to have the opportunity improve this project in anyway appropriate and have your valuable input on this project and your recommendation to the Planning Commission.

Thank you,

Sincerely,

C. Roger Su
Architect
Itra Group, Inc.

SDR-14777
08/10/06 PC