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September 12, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGERMr. Raghid Kosa
1600 North Jones Boulevard
Las Vegas, Nevada 89108RE: SDR-7265 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005

Dear Mr. Kosa:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,500 SQUARE-FOOT RESTAURANT/BAKERY ADDITION AND A WAIVER OF THE PERIMETER AND PARKING LANDSCAPING AND BUFFERING REQUIREMENTS on 0.63 acres adjacent to the northeast corner of Jones Boulevard and Vegas Drive (APN 138-24-401-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations, date stamped 6/10/05 except as amended by conditions herein.
3. A Waiver from Title 19 perimeter and parking lot landscaping requirements is hereby approved, to allow no parking lot islands and trees, a four-foot planter width along the northern property line where eight feet is required, and 17 perimeter trees where 26 are required.
4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

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5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

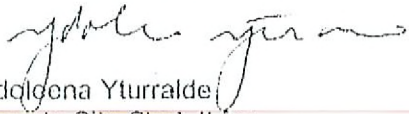
12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Landscape and maintain all unimproved rights-of-way adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.

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15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Ydolina Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Majed Khater
8911 Venetia Street
Las Vegas, Nevada 89123

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