



055405

September 8, 2005

Mr. Dennis Watts
Chetak Development
c/o Cornerstone Company
3810 Meadows Lane
Las Vegas, Nevada 89107

RE: SUP-5912 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 6, 2005

Dear Mr. Watts:

The City Council at a regular meeting held April 6, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 2218 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2005. This approval is subject to:

Planning and Development

1. No parking space shall be allowed in the private alley. A Variance to meet parking standards shall be submitted and approved by the City Council prior to operation of the subject restaurant.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar use.
3. Recordation of a license agreement on the private drive between all parcels comprising the shopping center property and the abutting properties to the north and west prior to obtaining a Certificate of Occupancy. A copy of the recorded document shall be provided to the Planning and Development Department.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

LAS VEGAS CITY COUNCIL

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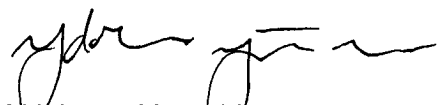
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CLV 7009



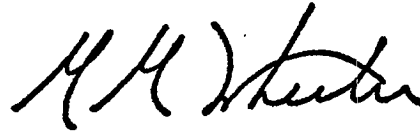
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7. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Jitu Patel
India Oven, Inc.
7361 Hawk Shadow Avenue
Las Vegas, Nevada 89103