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CITY MANAGER  
VIRGINIA VALENTINE



005805

September 7, 1999

Mr. Angelo Cassaro  
Villa Marienda, Joint Venture of Angelo A.  
Cassaro & Nicholas V. Montana  
3060 West Ali Baba Lane  
Las Vegas, Nevada 89118

RE: U-68-95(4) - EXTENSION OF TIME

Dear Mr. Cassaro:

The City Council at a regular meeting held September 1, 1999 APPROVED the request for an Extension of Time (one year) on an approved Special Use Permit on property located adjacent to the northeast corner of the intersection of Sky Pointe Drive and Ranch House Road which allowed the off-premise sale of beer and wine in conjunction with a 3,546 square foot convenience store; and for a tavern in conjunction with a proposed 5,833 square foot restaurant, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 125-27-201-021. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 1999. This approval is subject to:

1. This Extension of Time shall expire on July 19, 2000.
2. Original Condition Number 3 of U-68-95(3) shall be revised to read: Construct all incomplete half-street improvements including appropriate overpaving (if legally able) on Ranch House Road and Sky Pointe Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required improvements on Ranch House Road and Sky Pointe Drive shall commence within one year of approval of this action by the City Council. Failure to comply with this condition shall result in this item being reconsidered by the City Council.
3. 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 prior to occupancy of this site as required by the Department of Public Works.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

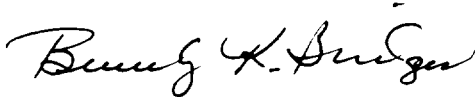
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4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance 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. In addition, the proposed driveways on Sky Pointe Drive shall comply with the requirements of the Nevada Department of Transportation.
5. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Sky Pointe Drive public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
6. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Sincerely,



BEVERLY K. BRIDGES  
Chief Deputy City Clerk

/ac

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

Mr. Angelo Cassaro  
3060 West Ali Baba Lane  
Las Vegas, Nevada 89118