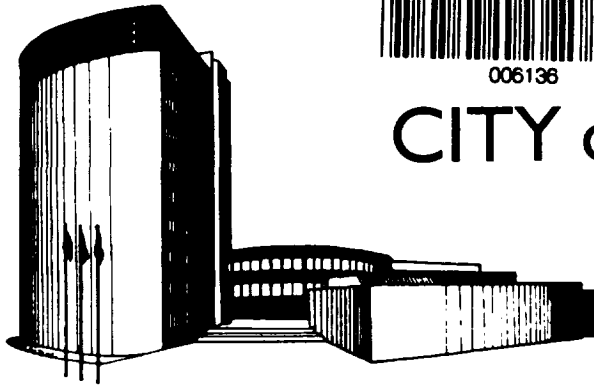


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

June 11, 1999

Ms. Kathy Lightfoot
6695 Dorene Place
San Jose, California 95120

RE: U-24-99 - SPECIAL USE PERMIT

Dear Ms. Lightfoot:

The City Council at a regular meeting held May 10, 1999 APPROVED the request for a Special Use Permit on property located at 1600 North Jones Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-24-401-002. The Notice of Final Action was filed with the Las Vegas City Clerk on May 11, 1999. This approval is subject to:

1. If this Special Use Permit is not exercised within one year of the date of approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. There shall be a one-year review by the Planning Commission and City Council to insure adherence to all the conditions.
3. Provide minimum 24 inch box trees 20 feet on center in the landscape planters along Vegas Drive and Jones Boulevard with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. The height of the block wall shall be increased an additional 16 inches, if feasible.
5. Relocate the existing trash enclosure to be a minimum of 50 feet from adjacent residential properties as required by the Planning and Development Department.
6. The storage container in the rear portion of the site shall be removed.
7. This use shall comply with all requirements of Title 6.50 of the City of Las Vegas Municipal Code.
8. This does not constitute approval of a liquor license.
9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

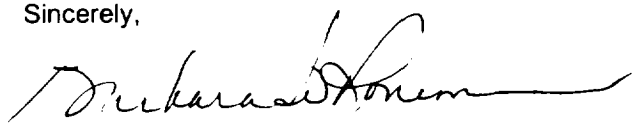
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)
www.ci.las-vegas.nv.us (WEBSITE)



Ms. Kathy Lightfoot
U-24-99 – Page Two
June 11, 1999

10. Meet with the Collections Systems Planning Section to determine the boundaries of the existing City of Las Vegas public sewer easement at the east edge of this site; there shall be no encroachment of proposed walls or structures onto the existing public sewer easement unless specifically allowed by the Planning Engineer.
11. 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. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
12. Contribute \$1,500 for general neighborhood traffic mitigation prior to the issuance of building or off-site permits 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. The City reserves the right to utilize the contributed traffic signal moneys for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
13. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Jamal Jeberaeel
3994 Sorrento Way
Las Vegas, Nevada 89110