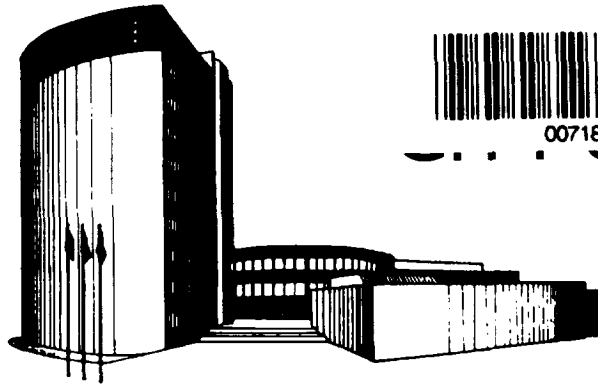


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



VEGAS

April 20, 1999

Mr. Masud Qazi
5148 Heddell Court #C
Las Vegas, Nevada 89118

RE: U-9-99 - SPECIAL USE PERMIT

Dear Mr. Qazi:

The City Council at a regular meeting held April 12, 1999, APPROVED the request for a Special Use Permit and a Site Development Plan Review on property located on the northeast corner of Cheyenne Avenue and Joann Way FOR PACKAGE LIQUOR SALES IN CONJUNCTION WITH A PROPOSED 12,500 SQUARE FOOT GROCERY STORE, C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 13, 1999. This approval is subject to:

1. Construct a decorative screening wall, three feet in height, and set back 15 feet for landscaping along the west property line from the front edge of the building to the north property line.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Construct all incomplete half-street improvements on Joann Way adjacent to this site concurrent with development of this site as required by the Department of Public Works.
4. Remove all substandard public street improvements, if any, along Cheyenne Avenue and Joann Way 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.
5. 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.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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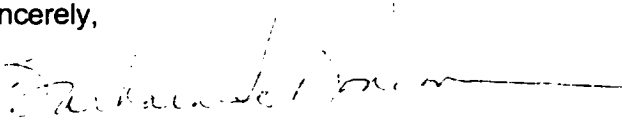


6. Contribute an additional \$3,230 due to the increased trip generation of this proposed project to the Traffic Signal Contributions required by the Traffic Impact Analysis for a total of \$19,030 prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies 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.
7. An addendum to the previously approved 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study. This site is within a FEMA Zone A flood zone.
8. If this application is not exercised within one year from the date of City Council approval, the Special Use Permit shall be void unless an Extension of Time is granted.
9. All development shall be in conformance with the plot plan and building elevations.
10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. 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.
16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

Mr. Masud Qazi
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17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS
City Clerk

BP

/gpb

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

Mr. Greg Moore
5494 Castle Vista Court
Las Vegas, Nevada 89118