

Protest / Approval Letter



PROTEST / APPROVAL LETTER

Separator Sheet

Sept. 25-2006

Planning Commission

I am against all fine
requested for a rezoning for
Fred Nazaryan. The place he
has now is an eye-sore - looks
like a new car lot with tires
peeled up in back.
Enough is enough.

Thank you
Lyle Frauch
5104 Lytton Ave.
Las Vegas NV 89146

GPA-116201
ZON-116196
SUP-116198
SUP-116200
SDR-116197

ITEM # 29-33
CASE #
PC MTG 10-5-06

September 28, 2006

To Whom It May Concern,

My name is Tori Jackson and I live in the Charleston Heights area of district 1. I have lived in this neighborhood for the past 15 years and have lived in this home for over 10 years. I have never before written a letter over a permit issue, but I feel very strongly about this situation and have chosen to address my comments to you.

It has come to my attention that a business that I frequent is attempting to receive operating permits that would allow them to continue doing business at that location. This business is called Family Auto Care and is located at 5100 West Charleston Blvd. My husband and I have known Fred Nazaryan for almost two years, during which he has helped us on numerous occasions with repairs to our car. He has been courteous, helpful, and accommodating to our schedule and needs. We recommend him to our friends as a dependable and honest person to do business with. We believe that his garage is a great asset to our community and we would be very upset if he were forced to quit doing business at that location. We feel that it would definitely be in the best interest of our community if the permits he is requesting were granted.

Thank you for your time and consideration in this matter. If you would like to meet with me or any of my friends that also do business with Fred, I would be happy to arrange it. I hope that this matter will be settled quickly and to our satisfaction.

Sincerely,

Tori Jackson

ATTENTION: Planning Commission

FROM: Tori Jackson

332 South Crestline Dr.

Las Vegas, NV 89107

Ph. # 870-0237

RE: Permit Requests for Family Auto Care

5100 West Charleston Blvd.

PERMIT #'s: GPA 16201

ZON 16196

SUP 16198

SUP 16200

SDR 16197

RECEIVED
OCT 02 2006

ITEM # 29-33
← CASE # See List
PC MTG 10-5-06

A

**FleetCare®
Partnership
Benefits:**

*Same Day
Service*

*No Appointment
Necessary*

*Convenient
Hours/Locations*

*Professionally
Trained/Certified
ASE Technicians*

*Locally
Owned/Operated*

1212
*Nationwide
Warranty*



America's Neighborhood
Auto Care Experts



www.tunelv.com



We Help Keep Your Business On The Road!

September 28, 2006

Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

In reference to the Notice of Public Hearing, Special Use Permit request #SUP-16200.

Regarding the above mentioned Special Use Permit, I am not opposed to having an auto service center in this area, and I feel that it enhances our street. However, I am objecting to the owners request for a use permit for proposed towing service without storage as the current site is very poorly kept. Many cars sit for weeks, the dumpster is parked on the sidewalk and overflowing. Fluids are leaking and it is a general mess.

The site is in a dilapidated condition and does not reflect the other properties in the area. There are currently several cars "For Sale" and with the addition of towing services, I'm concerned as to how it will reflect businesses and property values in the area.

I appreciate the opportunity to express my concerns regarding the Special Use Permit and look forward to a favorable outcome for all parties concerned. Please feel free to contact me at 258-6940.

Sincerely,

Kurtis W. Johnson
President
K Squared, Inc.
Parcel #138-36-803-007

**RECEIVED AFTER
PC MEETING**

October 1, 2006

To Whom it May Concern,

Our names are Danielle and Scott Thorne, we reside at 6216 Elton Ave. in the Charleston Heights Area of Ward 1. We are both natives to Las Vegas and have lived at this address for the past 10 years. Our home is situated close to the intersection of Jones Blvd. And US 95. We live around the corner from the Mirabelli Community Center and The Leiburn Senior Center. Our children attend the following schools, O.K. Adcock Elementary, Johnson Jr. High, and Bonanza High School. In the 10 years since living at this address, we have chosen to frequent various businesses in close proximity to our home, some of which include, The Meadows Mall, the Target store located at Meadows and Decatur, our Dentist and Orthodontist at Meadows and Decatur, Walmart at Charleston and Torrey Pines, Blockbuster Video at Charleston and Torrey Pines, New Outlook Optical at Rainbow and Sarhara, Walmart Super-Center at Charleston and Decatur and numerous other shops located in and around the above mentioned stores. The reason for listing these various business establishments is to show that we have chosen to patronize these particular businesses in relation to our address. We feel that by doing so, this not only is a convenience to us, but it supports the business owners, whether large or small in our own neighborhood.

It has been brought to our attention that a business in our area, Family Auto Care, located at 5001 W. Charleston (at Decatur) is interested in obtaining various permits to allow them to continue to operate at this location. Approximately 2 years ago, we were referred to Family Auto Care as we were in need of auto repairs to one of our vehicles. Upon our arrival, we were greeted by a man named Fred Nazaryan. We found him to be courteous, helpful and a man of honesty and

integrity. Over the past 2 years we have continued to frequent this business for those reasons and many more. Fred has always gone over and above what a title of a mechanic would mean. We feel so relieved to have a man of this character, operating an auto garage in our neighborhood. Fred and his business is a definite asset to our neighborhood community. We have referred many of our friends and family to Fred for their various auto repair needs and they have encountered the same treatment. This would be a great loss to us and the neighborhood community if Fred were forced to quit operating his business at this location. We are asking that all permits that Fred is requesting be granted. By doing so, this would enable Fred to continue his business and allow us to continue to have a good, honest friend and business man in our neighborhood.

Thank you for your time concerning this matter, we have confidence that the right decision will be made in granting these permits for Fred Nazaryan.

Sincerely,

Danielle Thorne 3 *Scott Thorne*
Danielle Thorne and Scott Thorne

RECEIVED
OCT 02 2006

ITEM # 29-33
CASE # _____
PC MTG 10506

f

R

October 3, 2006

To Whom it May Concern:

I write this letter with a heavy heart and much concern. I have been a resident of this wonderful city for over 34 years. I have been driving & owned a car in Las Vegas for the last 32 years. Regretfully I say, I had yet to find an honest mechanic in this town. Two years ago I was introduced to Fred Nazaryan, who owns Family Auto Care. Fred is very honest and very professional. He is caring and very fare with his prices. I always leave happy and never feel "ripped off." He goes the extra mile to make his customer happy.

I honestly am very upset to hear that someone is looking to put him out of business. As a citizen and tax payer in this city I would ask that you consider how this would affect many people in our area. I have referred many friends and family to him and all of which have been very happy with his work. I stress to think who I would now take my cars to, to be repaired. I am a single mother in this town and feel very confident with Fred to give him my business. I ask that you please allow him to continue his shop where he is at.

Please feel free to contact me with any questions. I am pleased to help any way I can.

Best Regards,



Giselle Clucas
6124 Cromwell Cir
Las Vegas, Nv 89107
878-5040
927-0708

GPA-116201
ZON-116196
SUP-116198
SUP-116200
SDR-116197

ITEM # 29-33
← CASE # SEE LIST
PC MTG 10-05-06

A



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

PHONE: (702) 877-2438

5 October 2006

Dear CLV PLANNING COMMISSIONERS:

Following are 2 letters and 2 pages of signatures requesting

APPROVAL of applicant Fred Nazaryan for GPA-16201 for a new

GENERAL COMMERCIAL so that he can repair car motors.

What an asset to the neighborhood to have a true mechanic who is
outstanding, honest and efficient !

This new auto repair will be an improvement to the area rather than the
old tire shop which has been there for 20 + years we understand.

We have heard Roger Anderson share his concerns and welcome his
improvements and additions to the neighborhood, also.
His "APARTMENT" plans for the land South of the former Red Rock
Theatre complex, will be bringing more vehicles which are better repaired in
the immediate area.

No one from our group will be speaking or reading 'in person' this evening.

Please consider the 2 letters, petitions and this statement's content and
make recommendations this night of 5 October 2006.

FOR GPA-16201 is all the information above.

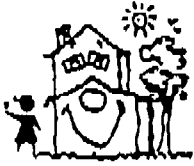
Thank you.

Juanita Clark, assistant to President Ingram

**RECEIVED AFTER
PC MEETING**

MEMBERS

Vicki Arnold - Juanita Clark - Miriam Ben - Marcus Gobel - Rose Honrath - June Ingram - Rose Ingram
Gene & Pearl Lonardo - Sherry Mason - Dorothy Orr - Barbara Roth - Layne Rushforth - Pamela



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

October 5, 2006

RE: Please include all Items on Thursday October 5, 2006's Agenda concerning Family Auto Care APN #163-01-502-011 located at 5001 West Charleston Boulevard.

Dear Planning Commission,

We would like you to vote in favor of all items connected with Family Auto Care located at 5001 West Charleston Boulevard.

This Locally-owned Company is in a great location with easy accessibility. Many of our Charleston Neighborhood Preservation members have used this facility, and pass the word on to their neighbors. Family Auto Care has well-trained mechanics who provide excellent service. We feel this facility is greatly needed in this area.

Please VOTE IN FAVOR OF FAMILY AUTO CARE for each of the Items connected with them.

Thank you very much.

June Ingram

June Ingram
259-3094

and

Pamela Stancliffe

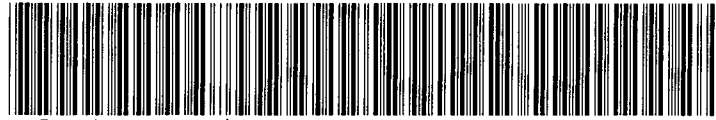
Pamela Stancliffe
258-1517

RECEIVED AFTER
PC MEETING

MEMBERS

Vicki Arnold - Juanita Clark - Miriam Een - Marcus Gobel - Rose Honrath - June Ingram - Rick Johnson - Sherry Mason
- Gene & Pearl Lonardo - Dorothy Orr - Barbara Roth - Layne Rushforth - Dennis Ardine - Pamela Stancliffe - Others

Protest / Approval Log Sheet



PROTEST / APPROVAL LOG SHEET

Separator Sheet

RECEIVED AFTER
PC MEETING

PETITION:

OCTOBER 2006

We sign this petition to let everyone know that WE WANT FAMILY AUTO CARE CENTER, AT 5001 W. CHARLESTON BLVD. TO BE APPROVED BY YOU FOR THEIR APPLICATION (GPA-1626) WHICH WILL ALLOW GENERAL COMMERCIAL (GC), item APN 1630-0502-011 WARD ONE which will allow the repair of auto engines here.

The applicant is an outstanding mechanic, being learned in the repair of engines. He is honest. He tells you what needs to be done to fix your engine and the approximate cost. There are no "games" or false promises.

We need this excellent mechanic in this central area of Charleston and Montecello Streets, Family Auto Care Center, 5001 W. Charleston Blvd.

NAME	ADDRESS	PHONE
Harold Linder	10425 Villa Ridge Dr	360-3590
Frank A. Jackson	4550 W. Sierra Ave	83-4790
Frank A. Jackson	700 BUSH GARDEN LV	6563655
Donald Villa	1409 Potomac Street	2-427-4988
Sophia Tendo	300 Sierra Vista Dr	2-336-1949
Scott Peterson	3659 Moncrest Cir	2-813-6910
Mary Laguna	7634 Silver Wells Rd	702-839-8726
Ruth Kell	" "	702-580-7632
Frank J. Remington	6244 Bristol Way	202-8782992
Laura Shingary	4433 Aberdeen Ln	202-89107
Leslie J. Smith	" "	" "
William J. Smith	5221 Nelaby Ave	878-6067
John J. Montenegro	" "	" "
John J. Montenegro	3659 Moncrest Cir	800-688-5757
John J. Montenegro	" "	" "
John J. Montenegro	" "	" "
John J. Montenegro	4464 Roscommon St	702-395-8110
John J. Montenegro	6200 Benjamine Way	702-878-3182
John J. Montenegro	905 Conantok Dr	702-877-1164

PETITION:

OCTOBER 2006

We sign this petition to let everyone know that WE WANT FAMILY AUTO CARE CENTER, AT 5001 W. CHARLESTON BLVD. TO BE APPROVED BY YOU FOR THEIR APPLICATION (GPA-162), WHICH WILL ALLOW GENERAL COMMERCIAL (GC), item APN 163-01-502-011 WARD ONE which will allow the repair of auto engines here

The applicant is an outstanding mechanic, being learned in the repair of engines. He is honest. He tells you what needs to be done to the engine and the approximate cost. There are no "games" or false promises.

We need this excellent mechanic in this central area of Charleston and Montecello Streets, Family Auto Care Center, 5001 W. Charleston Blvd.

NAME	ADDRESS	PHONE
BARBARA VITRO	217 BROXTON LN	758-8019
Michael	"	"
Thelma E. Slaughter	5913 Pebble Beach Pkwy	638-8767
Michael Slaughter	5913 Pebble Beach Pkwy	638-8767
Holly Christensen	6337 Dayton Ave	258-9002

RECEIVED AFTER
PC MEETING

Deed



Separator Sheet



20040921-0001741

Fee \$18.00 RP11 EX000
09/21/2004 09:41:38 T2:040102.45
Re: CHICAGO TITLE
Frances Deane WFO 50 02
Clark County Recorder Pgs 5

APN# 103-01-502-011

RE-RECORDED

Grant, Bargu,
Sale Deed

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

*Re-recording to correct
error*

Recording requested by:
CHICAGO TITLE AGENCY OF NEVADA

Return to:

Name _____

Address Chicago Title

City/State/Zip 3360 Howard Hughes Pkwy., Ste. 100
Las Vegas, Nevada 89106

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

CS10/03

APN: 163-01-502-011
Affix R.P.T.T. \$2,550.00

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

Henrik Nazarian
9129 Ledge Avenue
Sun Valley, CA 91352

ESCROW NO: 04131420-086-JR

20040617-0003410
Fee \$17.00 RPT \$2.550.00
20/17/2004 12:57:32 12004004
Rec: UNITED TITLE OF NEVADA
Frances Deane
Clark County Recorder

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

The Teresa G. Zeller Trust U/I/T 4-22-93, Teresa G. Zeller, Trustee FBO Teresa G. Zeller

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Henrik Nazarian, a single man, as to an undivided 1/3 interest; Andre Nazarian, a single man, as to an undivided 1/3 interest and Erik Nazarian, as to an undivided 1/3 interest, all as tenants in common all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 06/11 4th day of June 04.

The Teresa G. Zeller Trust U/I/T 4-22-93

Teresa G. Zeller
Teresa G. Zeller, Trustee

ESCROW NO: 04131420-086-JR

STATE OF NEVADA

COUNTY OF Clark

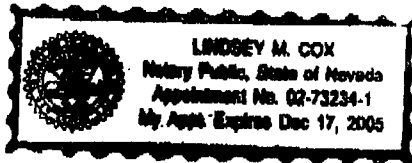
On this

appeared before me, a Notary Public,

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Notary Public

My commission expires:



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 103-01-502-011
b) _____
c) _____
d) _____

RECORDED

2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Flex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ _____
(_____)
\$ _____
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption 3. is checked to correct
spelling of grantee name

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Capacity

Signature

Capacity

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name:

Address:

City:

State:

Zip:

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name:

Address:

City:

State:

Zip:

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name:

Address:

City:

Escrow # 04131400

CHICAGO TITLE

3980 Howard Hughes Pkwy #100

Las Vegas, NV 89109

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1741

Exhibit A

That portion of Government Lot One (1) in Section 1, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada.

Commencing at the Northeast (NE) corner of said Section 1; thence North $89^{\circ}33'00''$ west along the North line of Section 1, a distance of 60.03 feet to the West line of Montclair Street, as shown by map of Westchester Tract No. 1, on file in Book 5 of Plats, Page 95 in the Office of the County Recorder of Clark County, Nevada; thence South $2^{\circ}09'11''$ West along the said West line of Montclair Street 65.47 feet to the Southeast (SE) corner of that certain parcel conveyed to the City of Las Vegas for street purposes by Deed recorded September 23, 1963 as Document No. 385897 of Official Records of said County and State, said Southeast (SE) corner being the Point of Beginning; thence continue South $2^{\circ}09'11''$ West along the West line of Montclair Street 134.61 feet; thence North $89^{\circ}33'00''$ West 150.00 feet; thence North $2^{\circ}09'11''$ East 150.06 feet to the South line of the above mentioned parcel conveyed to the City of Las Vegas for street purposes; thence South $89^{\circ}33'00''$ East along said parcel 134.55 feet to a point on a curve having a radius of 15.00 feet, the tangent bearing of said curve being the last described course; thence turning right along said curve through a central angle of $91^{\circ}42'11''$ an arc length of 24.01 feet to the Point of Beginning.

APN Map



Separator Sheet

SOFI



S O F I

Separator Sheet



Case Number: **SUP-16198** APN: **163.01.502.011**
Name of Property Owner: **FRED NAZARYAN**
Name of Applicant: **JOHN VIVIER ARCHITECT**

Yes

☒ Yes ☐ No

City Official: _____

Partner(s): _____

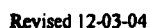
APN: _____

Signature of Property Owner:

Print Name:

This 22 day of August, 2006

Karen Rodriguez
Notary Public in and for said County and State



Justification Letter



Separator Sheet

Fred Nazaryan
5001 West Charleston Blvd.
Las Vegas, NV 89146

To:

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

August 21, 2006

Justification letter for a Zoning change request from C-1 to C-2.

The property located on Charleston Boulevard West, at the number 5001, APN 163-01-502-011 consists of two existing buildings presently used for minor auto repairs. The rest of the property, as shown on the plan A1 consists of parking spaces and driveways.

The limitation of business required by the C-1 zoning regulations is very restrictive, whence frustrating.

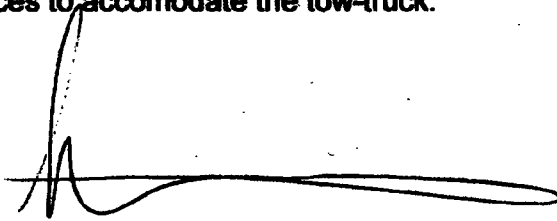
Minor technical interventions often lead to more severe diagnostics for which necessary repairs are not allowed on location, therefore causing a considerable loss of business.

The change to C-2 Zoning would bring a tremendous improvement in this company's business.

No change would occur in the appearance of the repair shop as well as the parking lot since the application includes the use of a tow-truck without storage. There is actually enough parking spaces to accomodate the tow-truck.

Sincerely,

Fred Nazaryan
Business Owner

A handwritten signature in black ink, appearing to be 'Fred Nazaryan', with a long horizontal flourish extending to the right.

SUP-16198
10/05/06 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

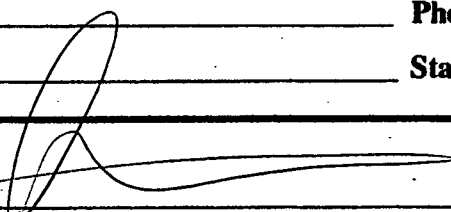
APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT / TOWING W/O STORAGE
 Project Address (Location) 5001 WEST CHARLESTON BLVD. LAS VEGAS, NV.
 Project Name FAMILY AUTO CARE Proposed Use AUTO REPAIR
 Assessor's Parcel #(s) 163.01.502.011 Ward # _____
 General Plan: existing ☒ proposed _____ Zoning: existing C-1 proposed C-2
 Commercial Square Footage 21,419 Floor Area Ratio 0.148
 Gross Acres 0.514 Lots/Units _____ Density 14.14%
 Additional Information _____

PROPERTY OWNER FRED NAZARIAN Contact FRED NAZARIAN
 Address 5001 W. CHARLESTON BLVD. Phone: 878.8111 Fax: 878.8571
 City LAS VEGAS State NV. Zip 89146

APPLICANT JOHN VIVIER ARCHITECT Contact JOHN VIVIER
 Address 5378 W. LAKE MEAD BLVD. Phone: 648.1490 Fax: 647.2708
 City LAS VEGAS State NV. Zip 89108

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature* 

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name FRED NAZARIAN

Subscribed and sworn before me

This 22 day of August, 20 06.

Karen Rodriguez
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SOP-16198

Meeting Date: 10/5/06

Total Fee: \$ 800.00

Date Received: 8/22/06

Received By: D. J. H.

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SPECIAL USE PERMIT

Report Date 08/23/2006 10:47 AM

Submitted By

Page 1

A/P # 16198 Type SUP Issued Date Issued By

Parcel 16301502011

Location

Owner FRED NAZARYAN

Phone (702)878-8199 x

Address 5001 WEST CHARLESTON
LAS VEGAS NV 89146

Country ☐ Foreign

Applicant's Full Name FRED NAZARYAN

Day Phone (702)878-8199 x

Fax (702)878-8377

Address 5001 WEST CHARLESTON
LAS VEGAS NV
89146

Pager

Fees

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	500.00
Total Paid	800.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.51 ACRE
Actual Value	0.00		

Comments

SUP-16198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit for a proposed 3,169 square foot Auto Repair Garage, Major PROPOSED C-2 (General Commercial) Zone on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian)

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SUP-16198 - SPECIAL USE PERMIT RELATED TO GPA-16201, AND ZON-16196 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: OCTOBER 5, 2006 CITY COUNCIL: NOVEMBER 1, 2006

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due: SEPTEMBER 6, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS			
Item Required		Planning & Development Department		Additional Notes	
SUBMITTAL CHECKLIST					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800.00</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN					
				Folded Plans: <u>3</u>	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u> </u>			
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total			
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
				Folded Plans:	Rolled/Colored Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size			
☐	☐	North arrow, scale, and vicinity map			
☐	☐	<i>All</i> property lines and present dimensions labeled			
☐	☐	<i>All</i> required perimeter landscape planters shown			
☐	☐	<i>All</i> required parking lot fingers/islands shown			
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
				Folded Plans:	Rolled/Colored Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size			
☐	☐	Scale and building dimensions labeled			
☐	☐	North, south, east, and west elevations of <i>all</i> buildings			
☐	☐	<i>All</i> building materials and colors noted			
☐	☐	8" x 10" photo of original color and material board			
☐	☐	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS					
				Folded Plans:	Rolled Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size			
☐	☐	Scale and building dimensions labeled			
☐	☐	<i>All</i> building entrances/exits shown			
☐	☐	Use of <i>all</i> rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: John Vivier Application Type: SUP - Tow w/o storage
 APN: 163-01-502-011 Location: 5001 W. Charleston Blvd.
 Planner: M. Ham Pre-App Meeting Date: 4 AUG 06 Earliest PC Date: 5 OCT 06

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-16198

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SUP & SNC
08/23/2006

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 5, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SUP-16198

Artesian Heights NA

Charleston Heights South NA

Charleston Neighborhood Preservation

James Down Towers Resident Council

Kensington HOA

Las Verdes Heights NA

Meadows Neighborhood Preservation NA

Palomino Area Preservation NA

Rancho Oakey NA

Rancho South NA

Sartini Plaza and Annex Resident Council

Westleigh NA



NEIGHBORHOOD SERVICES DEPARTMENT

DIRECTOR
STEPHEN HARSIN, AICP

NOTICE AND ORDER

APN: 163-01-502-011

October 12, 2006

CASE #46537

Certified/Regular Mail

Return Receipt Requested

Henrik Nazarian, ETAL
9129 Ledge Avenue
Sun Valley, CA 91352-2113

NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the property located at 5001 West Charleston Boulevard, Las Vegas, NV, Parcel #163-01-502-011, that you are in violation of Las Vegas Municipal Code, Chapter 9, dealing with nuisances.

LVMC9.04.045 Authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC9.04.020 and 9.040.030 Authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed; on the 2nd re-inspection a \$45 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$45 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$45 re-inspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 daily civil fee will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

You are hereby ordered to correct the nuisance by the eleventh day after the day of mailing, servicing or posting of the Notice and Order by hand. If you do not correct the violation within that time, the City may issue a misdemeanor citation for violation for each and every day the violation exists, with a penalty of up to Five Hundred (\$500.00) Dollars or fine of up to six (6) months in jail or both for each violation, or the City may direct a licensed contractor to remove the nuisance described below, or both. Be advised, the contractor will collect all debris at this location and will not separate those items, which you may consider useful or valuable. If you wish to salvage any items, please have them removed.

LAS VEGAS CITY COUNCIL

MAYOR OSCAR B. GOODMAN

MAYOR PRO TEM GARY REESE • LARRY BROWN • LAWRENCE WEEKLY • STEVE WOLFSON

LOIS TARKANIAN • STEVEN D. ROSS

CITY MANAGER DOUGLAS A. SELBY

18201-031-06-06

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

VOICE 702.229.6615 • FAX 702.382.4341 • TTY 702.386.9108 • www.lasvegasnevada.gov



CASE #46537
5001 West Charleston Boulevard
October 12, 2006
Page 2

On October 10, 2006, Code Enforcement Officer Guarino observed the following:

1. Multiple vehicles, mechanically inoperable, stored onsite; prohibited.
2. Vehicle prepped for auto body and/or painting work; prohibited.
3. Signage – A-frame, banner, temporary displays; prohibited/non-permitted.
4. Outside storage of tires, 50-gallon drums, auto parts and equipment; prohibited.
5. Major auto repair activity; prohibited.
6. Repair activity outside building bays; prohibited.

CEASE and DESIST ORDER: You must cease and desist all prohibited activity and use, or civil fees will be assessed and/or criminal citations will be issued and court appearance will be required. All items are in violation of the City of Las Vegas Zoning Code, Title 19, thereby constituting a public nuisance. In addition, your business license may be affected if violations continue. You have ten (10) days from issuance of the Cease and Desist Order to comply; thereafter, further enforcement action will ensue. You must maintain this C-1 zoned property in compliance at all times.

Also, **REMOVE** the deteriorated, inoperative evaporative cooler from the roof.

Please note zoning definition for:

- **Auto Repair Garage, Minor:** A facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less; such repairs and service are limited to electronic tune ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, other similar activities and repairing and installing other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excluding engine, transmission and differential repair or installation.

Upon correction of this violation(s), the responsible party; being resident, tenant, owner, or manager, licensee or other person having control over a structure or parcel of land, must maintain the property in compliance or face possible fees, fines, and any such enforcement as permitted by this code.

Responsible party must provide contact information to this department. Contact the area Code Enforcement Officer #21, Tony Guarino, by telephone at (702) 229-5103, to supply your current phone number, e-mail address, fax number, or additional mailing address.

As the property owner(s), you will be responsible for all costs incurred to correct this condition. A 15% percent administrative fee shall be added to the costs of the contract price. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, a Lien of Assessment shall then be collected at the same time and in the same manner as ordinary taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

If you disagree with the assessment of Neighborhood Response, then within ten days after service of the notice of violation, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal.

CASE #46537
5001 West Charleston Boulevard
October 12, 2006
Page 3

The appeal shall be heard by the City council or by the Council's designee, with a right of final appeal to the Council. The decision of the City Council or the Council's designee, in cases where a designee hears an appeal and no further appeal is taken, shall be final and conclusive. An owner or responsible party failing to appeal as provided in this Section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance.

Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter. It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,



Devin Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:ks

- c: Family Auto Care, 5001 West Charleston Blvd., Las Vegas, NV 89146
Fred Nazaryan, 279 Adorno Drive, Henderson, NV 89074
Vahan Nazarian, 11163 Tuxford, Sun Valley, CA 91352
Piolin Llantera, 5001 West Charleston Blvd., Las Vegas, NV 89146
Piolin Llantera, 3420 East Diana Drive, North Las Vegas, NV 89030

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: OCTOBER 5, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-16198

APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY AT 5001 WEST CHARLESTON BOULEVARD (APN 163-01-502-011), C-1 (LIMITED COMMERCIAL) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL) ZONE], WARD 1 (TARKANIAN).

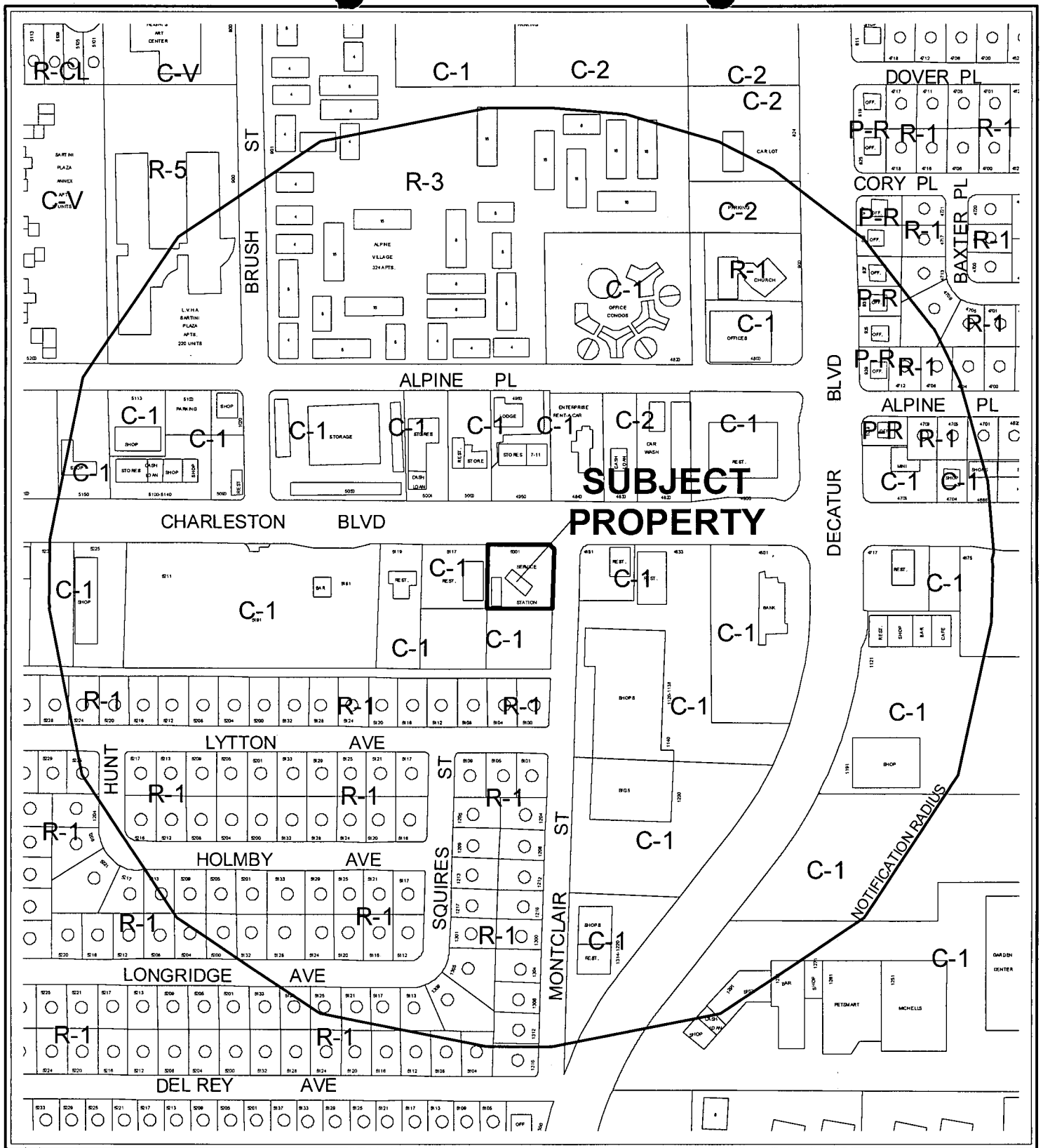
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 200 400 Feet

CASE: SUP-16198

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BJA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: September 12, 2006
Re: **SUP-16198** John Vivier, Architect 5001 W. Charleston Blvd.
Request for a Special Use Permit for a proposed auto garage, major

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a proposed auto garage, major in conjunction with an existing auto repair facility located at 5001 West Charleston Boulevard.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: September 5, 2006
Re: **GPA-16193** City of Las Vegas 250 W. Baltimore Avenue & 300 W. Boston Avenue
Request for General Plan Amendment From: MXU To: PF

COMMENTS:

We have no comment on the request to amend a portion of the Southeast Sector Plan of the General Plan From: MXU (Mixed Use) To: PF (Public Facilities) on 1.71 acres of property located at 250 West Baltimore Avenue and 300 West Boston Avenue.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SUP-16198 - SPECIAL USE PERMIT RELATED TO GPA-16201, AND ZON-16196 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due:

SEPTEMBER 6, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

[Signature] 8/29/06

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SUP-16198 - SPECIAL USE PERMIT RELATED TO GPA-16201, AND ZON-16196 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Significant Law Enforcement Issue

[Signature] 8/27/06

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER



065267

December 21, 2006

Mr. Fred Nazaryan
5001 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: SUP-16198 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO GPA-16201, ZON-16196, SUP-16200 AND SDR-16197

Dear Mr. Nazaryan:

The City Council at a regular meeting held December 20, 2006 TABLED the request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone].

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. John Vivier
5378 West Lake Mead Boulevard
Las Vegas, Nevada 89108

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

December 7, 2006

Mr. Fred Nazaryan
5001 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: SUP-16198 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 6, 2006
RELATED TO GPA-16201, ZON-16196, SUP-16200 AND SDR-16197

Dear Mr. Nazaryan:

The City Council at a regular meeting held December 6, 2006 HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 20, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. John Vivier
5378 West Lake Mead Boulevard
Las Vegas, Nevada 89108

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





November 2, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Fred Nazaryan
5001 West Charleston Boulevard
Las Vegas, Nevada 89146

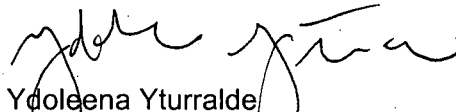
RE: SUP-16198 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 1, 2006
RELATED TO GPA-16201, ZON-16196, SUP-16200 AND SDR-16197

Dear Mr. Nazaryan:

The City Council at a regular meeting held November 1, 2006 HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 6, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


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

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

Mr. John Vivier
5378 West Lake Mead Boulevard
Las Vegas, Nevada 89108

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Fred Nazaryan
5001 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: SUP-16198 - SPECIAL USE PERMIT

Dear Mr. Nazaryan:

Your Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian), was considered by the Planning Commission on October 5, 2006.

The Planning Commission voted to recommend ***DENIAL*** of your request as the use was deemed not harmonious and compatible with the surrounding development and land uses.

This item will be considered by the City Council on ***November 1, 2006***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. John Vivier
5378 West Lake Mead Boulevard
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Mr. Fred Nazaryan
5001 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: SUP-16198 - SPECIAL USE PERMIT

Dear Mr. Nazaryan:

Please be advised the City Planning Commission at its regular meeting on **October 5, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. John Vivier
5378 West Lake Mead Boulevard
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

OCTOBER 16, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – SPECIAL USE PERMITS:

SUP-13902, SUP-13903, SUP-15959, SUP-16110, SUP-16112, SUP-16143,

SUP-16160, SUP-16176, SUP-16198, and SUP-16200

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, OCTOBER 20, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

SUP-16198 - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

SUP-16200 - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED TOWING SERVICE WITH NO STORAGE at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

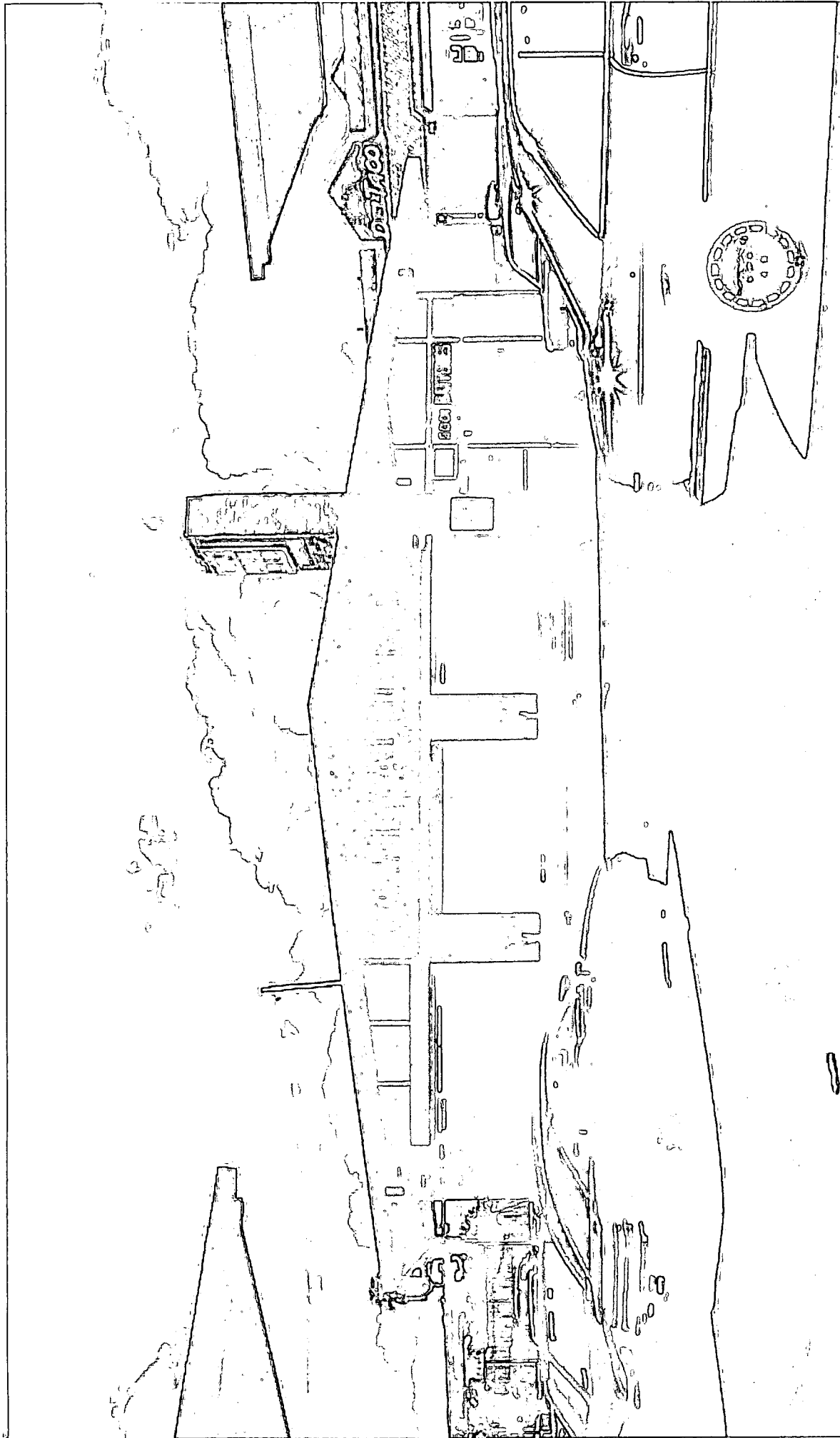
ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

Plans (PMT)



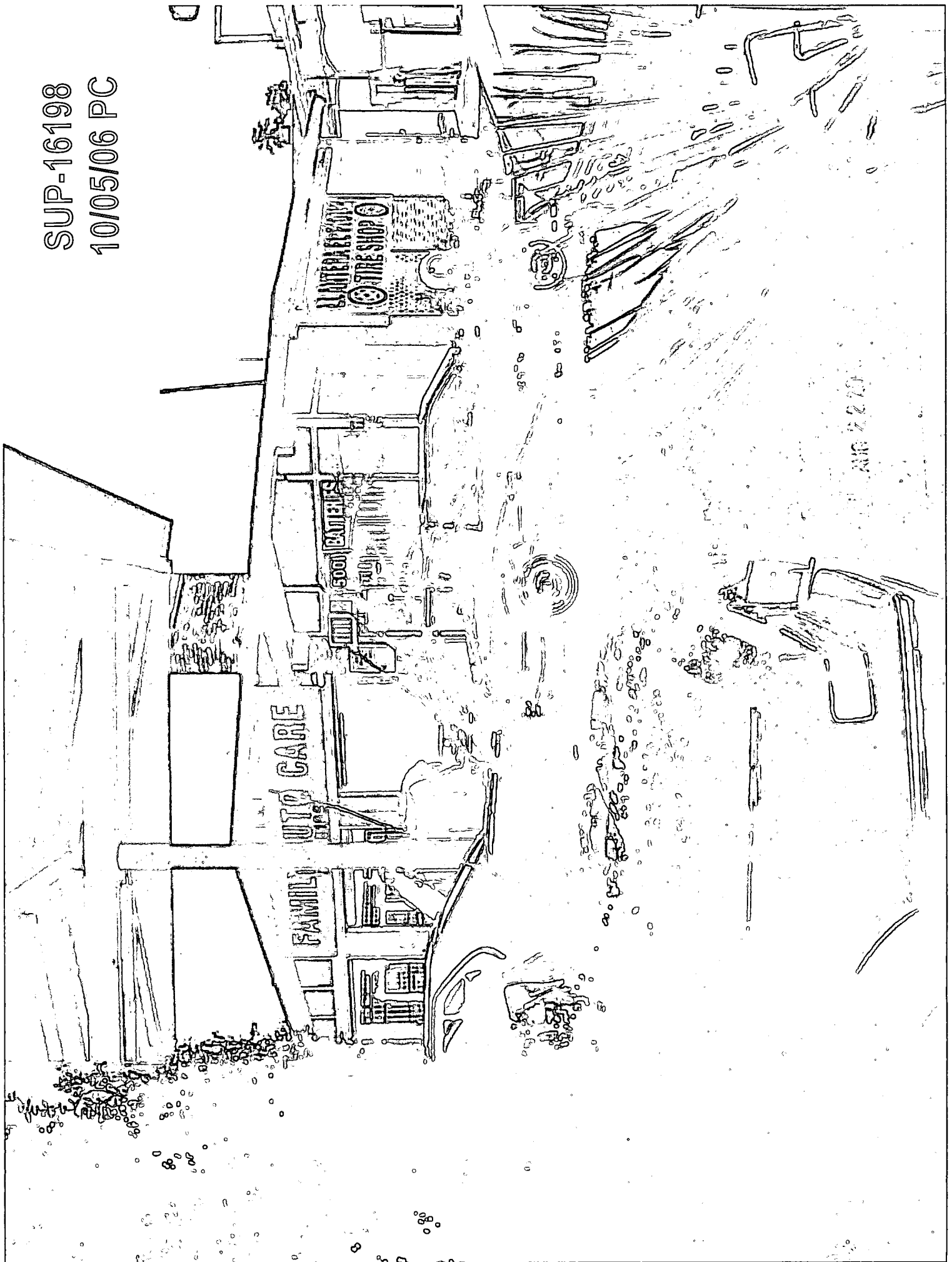
Separator Sheet



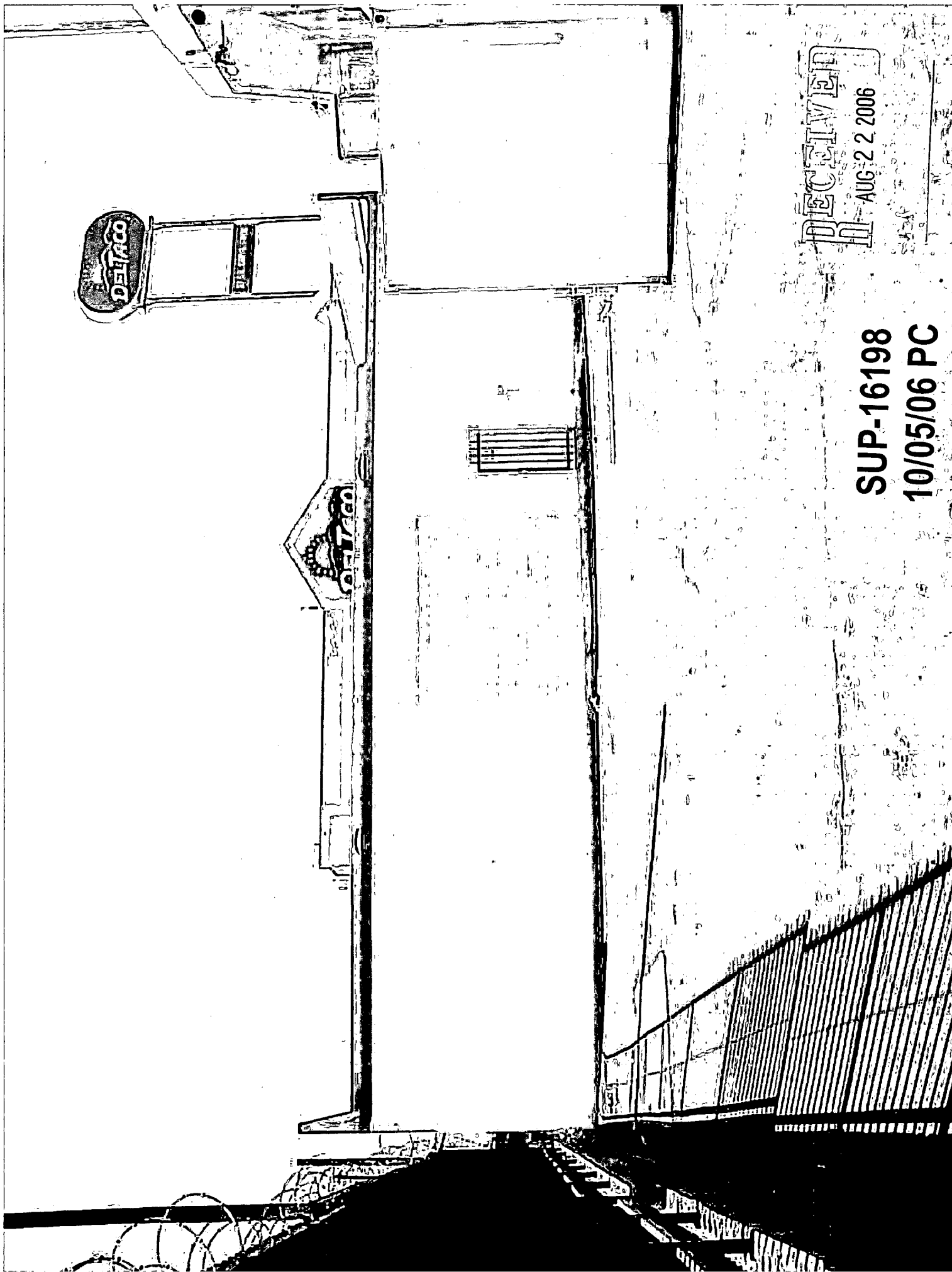
REC-111
AUG 22 2006

SUP-16198
10/05/06 PC

SUP-16198
10/05/06 PC



NOV 22 2006



RECEIVED
AUG 22 2006

SUP-16198
10/05/06 PC

Affidavit of Sign Posting

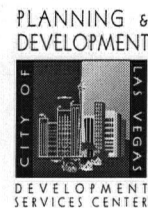


A F F I D A V I T O F S I G N P O S T I N G

Separator Sheet



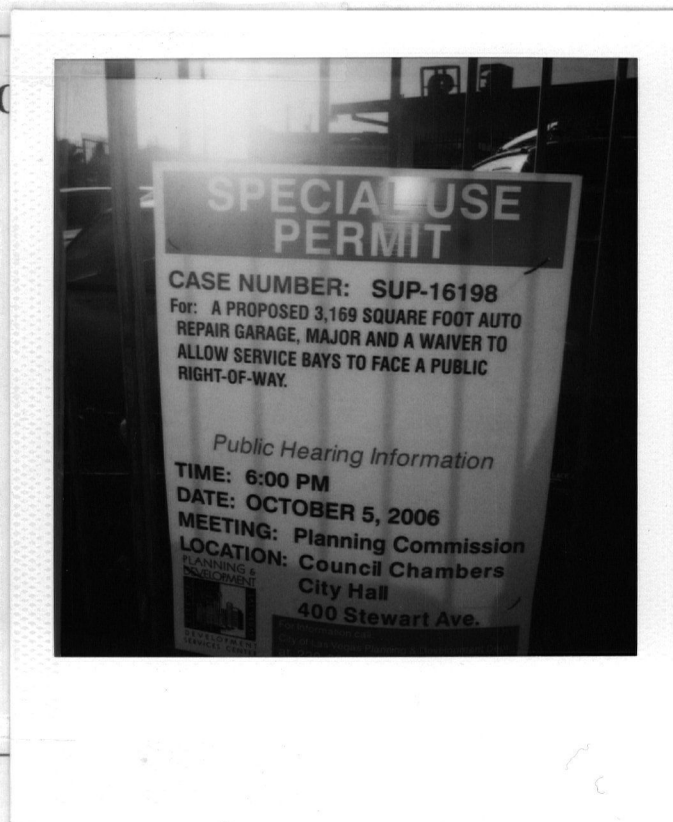
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

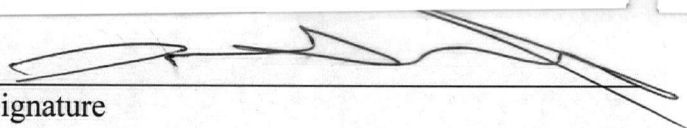


CASE NUMBER: SUP-16198

MEETING DATE: 10/05/06 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

9-26-06
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

