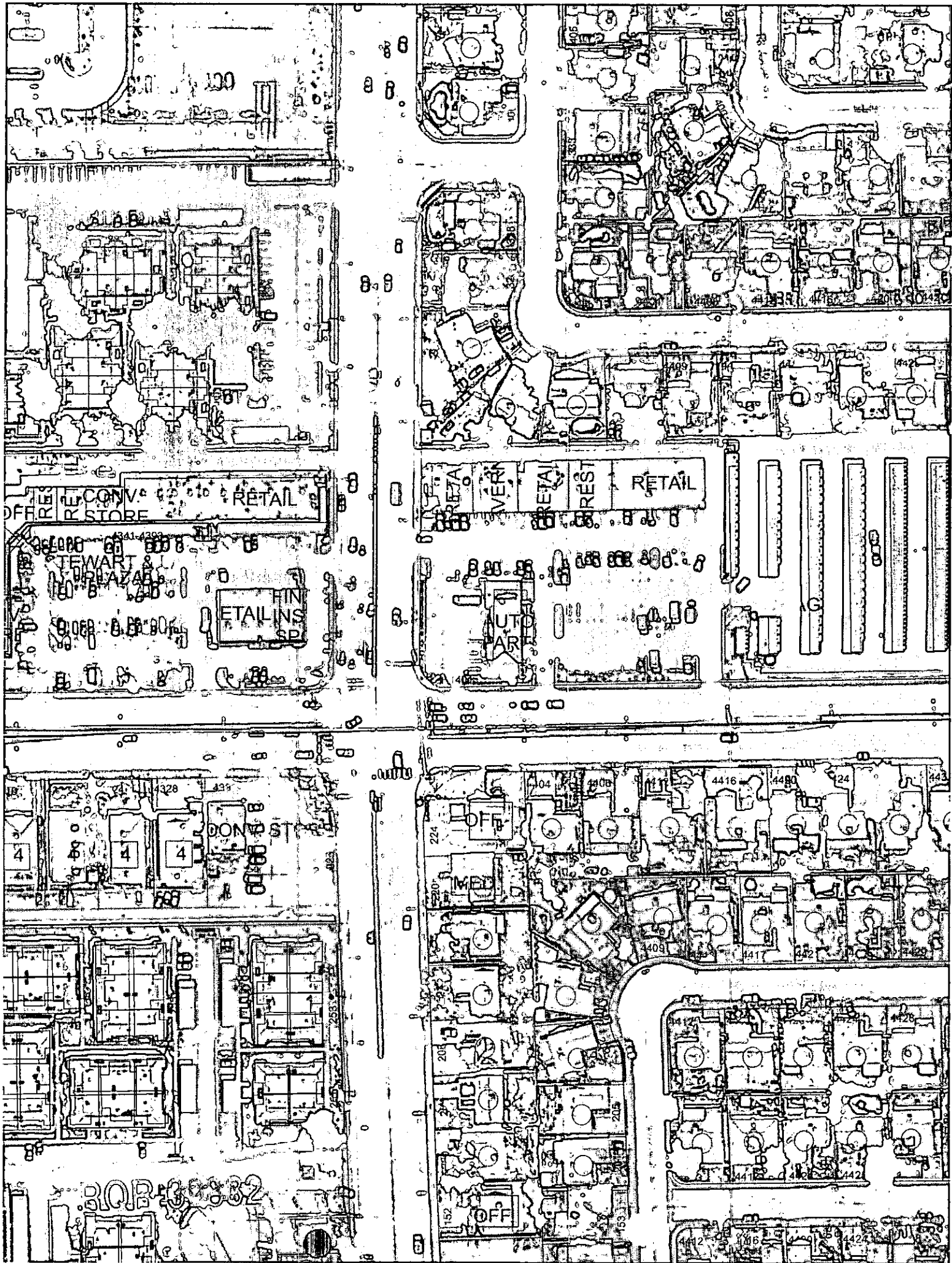
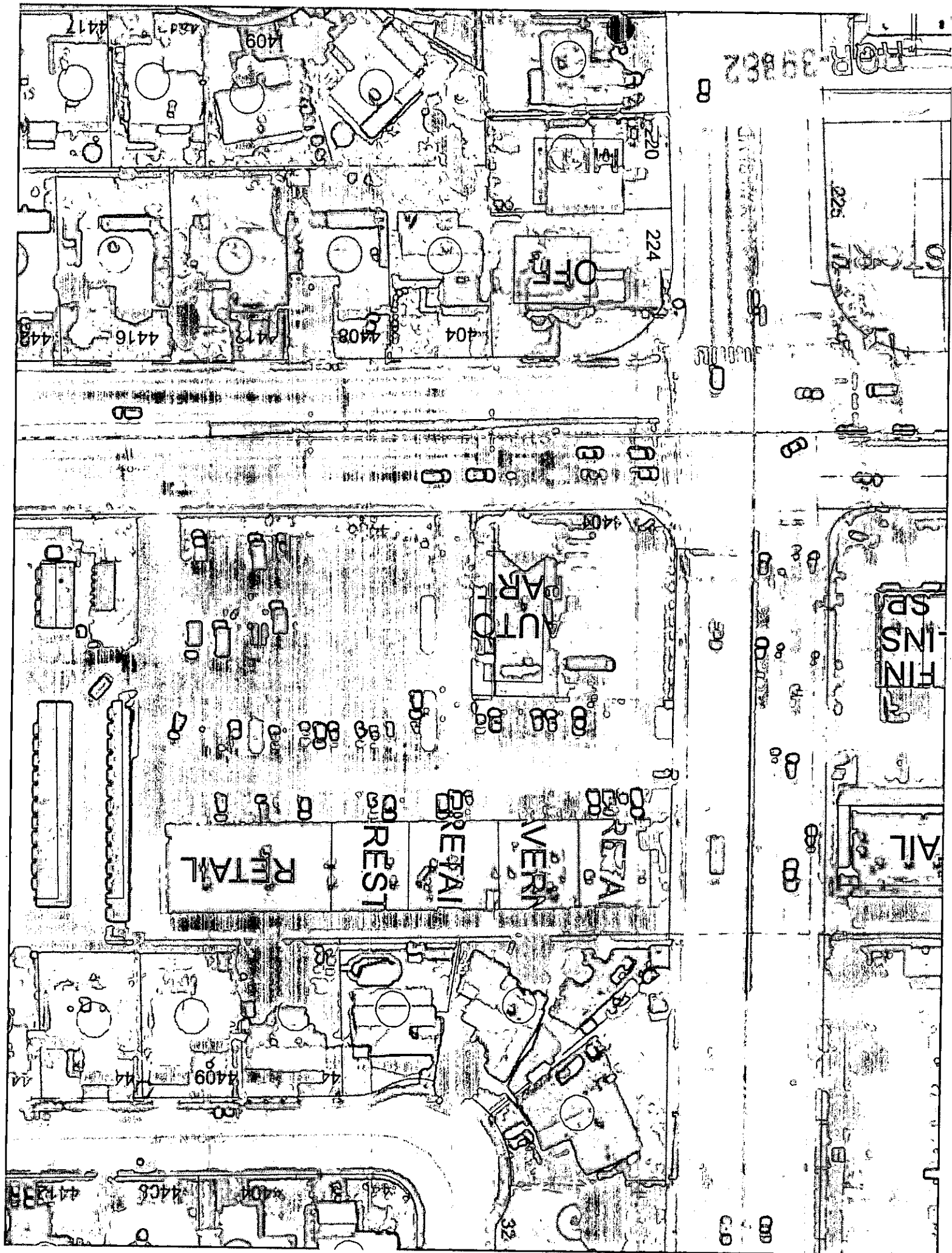




FOI-39882



FIN
SP

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VERA

REST

REST

RETAIL

ACU

OFF



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 17, 2010

Ms. Nora Armenian
Armenian & Koutnouyan
1023 Whitney Ranch Drive
Henderson, Nevada 89014

RE: RQR-39882 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Ms. Armenian:

The City Council at a regular meeting held December 15, 2010, APPROVED the request for a Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010. This approval is subject to:

Planning and Development

1. Conformance to the conditions of approval of the Special Use Permit (SUP-3128) and all other site related actions as required by the Planning and Development Department and Department of Public Works.
2. All illegal signage on the property shall be removed within 10 days of City Council action.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Maria Zubia
4401 East Stewart Avenue
Las Vegas, Nevada 89101

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09



DEVELOPMENT SERVICES CENTER

31 S. Fourth Street
Las Vegas, NV 89101

Phone: 702-229-6301
Fax: 702-474-0352
Toll Free: 702-386-9108

www.lasvegasnevada.gov

November 18, 2010

Ms. Nora Armenian
Armenian & Koutnouyan
1023 Whitney Ranch Drive
Henderson, Nevada 89014

**RE: RQR-39882 - REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 1, 2010**

Dear Ms. Armenian:

Please be advised the City Council at its regular meeting on **December 1, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 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 available on-line on **Wednesday, November 24, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP

Director, Planning and Development Department

MMW:clb

cc: Ms. Maria Zubia
4401 East Stewart Avenue
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman
City Council
Mary Reese
Mayor Pro Tem
Steve Wolfson
Chris Tarkanian
Steven D. Rass
Jacki Y. Barlow
Davoras S. Anthony
City Manager
Elizabeth N. Freiwell



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 *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: October 20, 2010
Re: **RQR-39882** Armenian & Koutnouyan 4401 Stewart Ave.
Request for a Required Review of a previously approved Special Use Permit (SUP-3128)

COMMENTS:

We have no comment on the Request for a Required Review of a previously approved Special Use Permit application to allow an auto parts (new and rebuilt) (accessory sales and service) and auto repair garage, minor located at 4401 Stewart 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

ROR-39882 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARMENIAN & KOUTNOUYAN - Request for a Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR located at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

CITY COUNCIL: DECEMBER 1, 2010

CASE PLANNER: DEBBIE SULLIVAN



DISCUSSION

Comments Due: NOVEMBER 8, 2010

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 **Carman Burney** (cburney@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:

Report Date 10/20/2010 12:58 PM

Submitted By

Page 1

A/P # 39882 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/12/2010 14:59	984224	Temp CDO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

RQR-39882 - REQUIRED REVIEW - APPLICANT/OWNER: ARMENIAN & KOUTNOUYAN - Request for a Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR located at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P # 3128
Project # 39882 Project/Phase Name EL COMPA TIRES Phase #
Size/Area 0.36 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 14032201002

Location

Owner/Tenant

Contact ID AC1830078 Name ARMENIAN ADROUSHAN & NORA LIVING TRUST
Mailing Address 1023 WHITNEY RANCH DRIVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89014 Country ☐ Foreign
Day Phone (702)217-4921 x Evening Phone
Fax (702)456-8849 Mobile #

Contact ID AC1435461 Name KOUTNOUYAN LIVING TRUST
Mailing Address 1023 WHITNEY RANCH DR Organization
City HENDERSON State/Province NV
ZIP/PC 89014-3073 Country ☐ Foreign
Day Phone (702)217-4921 x Evening Phone
Fax (702)456-8849 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4401 STEWART AVE
LAS VEGAS, 89110-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 10/20/2010 12:58 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14032201002

Applicants/Contacts

<u>Primary</u>	N	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1435461 ☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>				
<u>Name</u>	KOUTNOUYAN LIVING TRUST					
<u>Day Phone</u>	(702)217-4921 x	<u>Eve Phone</u>		<u>Organization</u>		
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>		
<u>Fax</u>	(702)456-8849	<u>Mobile</u>		<u>Profession</u>		
<u>E-Mail</u>						
<u>Address</u>	1023 WHITNEY RANCH DR ARMENIAN ADROUSHAN & NORA LIV TR HENDERSON, NV 89014-3073					

Seasonal Addr

Valid From To
Comments No Comments

<u>Primary</u>	N	<u>Capacity</u>	APPL	<u>Contact ID</u>	AC1830078 ☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>				
<u>Name</u>	ARMENIAN ADROUSHAN & NORA LIVING TRUST					
<u>Day Phone</u>	(702)217-4921 x	<u>Eve Phone</u>		<u>Organization</u>		
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>		
<u>Fax</u>	(702)456-8849	<u>Mobile</u>		<u>Profession</u>		
<u>E-Mail</u>						
<u>Address</u>	1023 WHITNEY RANCH DRIVE LAS VEGAS, NV 89014					

Seasonal Addr

Valid From To
Comments No Comments

<u>Primary</u>	Y	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1830078 ☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>				
<u>Name</u>	ARMENIAN ADROUSHAN & NORA LIVING TRUST					
<u>Day Phone</u>	(702)217-4921 x	<u>Eve Phone</u>		<u>Organization</u>		
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>		
<u>Fax</u>	(702)456-8849	<u>Mobile</u>		<u>Profession</u>		
<u>E-Mail</u>						
<u>Address</u>	1023 WHITNEY RANCH DRIVE LAS VEGAS, NV 89014					

Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
------------------	-----------------	---------------	--------------	-----------------

No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
---------------------------	--------------------	------------------	---------------	-----------------

Report Date 10/20/2010 12:58 PM

Submitted By

Page 3

REQUIRED REVIEW

Will this go to City Council? Y Will this go DIRECTLY to City Council? Y Hearing Type
Y Parent Project link required? Public or Admin? PUBLIC
Required 1 year Review
Parent Application Type SUP Is there a condition of approval for a Required Review? Y
Parent Project # 3128 If yes, when does it need to be reviewed?
N Is this an Alcohol related Application? Staff Recommendation
Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/01/2010	CC	SCHEDULED		0	0	0
GKAPOVICH	10/12/2010	CBURNEY	10/13/2010			

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee Employee ID	Last	First	Mi	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# RUBY PENA, 702.382.3083, CASH	970040	10/12/2010 15:07		0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP 3128
Project Address (Location) 4401 Stewart Ave, Las Vegas
Project Name EL COMPA Proposed Use tire Shop
Assessor's Parcel #(s) 140-32-201-002 Ward # _____
General Plan: existing ☒ proposed _____ Zoning: existing C-1 proposed SUP
Commercial Square Footage 3,316 sq. ft. Floor Area Ratio _____
Gross Acres 0.36 acres Lots/Units _____ Density _____
Additional Information Armenian Adroushan & Nora Living Trust.

PROPERTY OWNER Armenian & Koutouyou Contact Nora Armenian
Address 1023 Whitney Ranch Dr. Phone: 217,4921 Fax: 456,8849
City Henderson State NV Zip 89014
E-mail Address nora@vegasvalleycommercial.com

APPLICANT SAME AS ABOVE Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

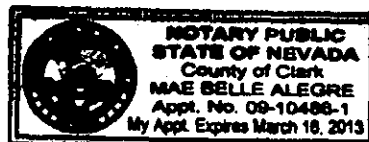
Property Owner Signature* N. Armenian

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

Print Name Nora Armenian
State of Nevada, County of Clark
Subscribed and sworn before me

This 28th day of September, 2010
by Nora Armenian [Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
<u>RQR - 39882</u>
Meeting Date: <u>ADMIN</u>
Total Fee: <u>\$300</u>
Date Accepted: <u>10/12/10</u>
Accepted By: <u>[Signature]</u>

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

f:\depo\Application Packet\Application Form.doc



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39882** APN: 140-32-201-002

Name of Property Owner: Nora Armenian

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: N. Armenian

State of Nevada

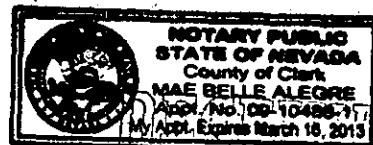
County of Clark

Print Name: Nora Armenian

Subscribed and sworn before me

This 28th day of September, 2010 by Nora Armenian.

Mae Belle Aleore
Notary Public in and for said County and State



OCT 12 2010

Dear Members of City Council,

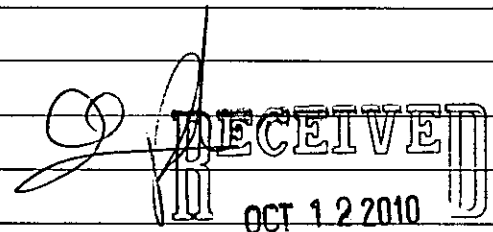
This letter is to address the possible change of the first condition of the special use permit 3128, at 4401 E. Stewart Avenue for a minor auto repair garage.

We would first like to thank you for the continuous opportunity to be a part of this grand city which is based on a 24 hour lifestyle. We have found that a large percentage of our customers have either early morning or late night work shifts and occasionally have the necessity of automotive services before or after normal business hours since they rely on their vehicles for transportation.

Therefore we would like to extend our current business hours of 8 am to 6pm to 7am to 10 pm, or possibly open 24 hours.

We also ask of our City Council for a permanent operating license to continue serving our community as we have been over the past six years.

We sincerely appreciate your time and consideration to these matters.



RQR-39882

**PLANNING &
DEVELOPMENT**

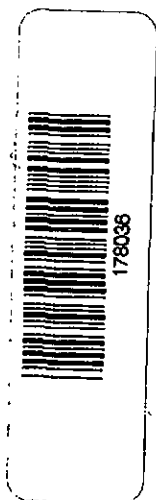


DEVELOPMENT SERVICES CENTER

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TTY: 702-386-9108

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Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



FM-0073-09-09 MD 32531

June 9, 2010

Ms. Nora Armenian
Koutnouyan Living Trust
1023 Whitney Ranch Drive
Henderson, Nevada 89014

**RE: RQR-37663 - ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE REVIEW CYCLE OF JUNE 24, 2010**

Dear Ms. Armenian:

Your request for an Administrative Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the approved conditions for Special Use Permit (SUP-3128) and all other site related actions as required by the Planning and Development Department and the Department of Public Works.
2. A building permit shall be required for all external building renovations.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RECEIVED
OCT 12 2010
RQR-39882

Ms. Nora Armenian
RQR-37663 - Page Two
June 9, 2010

This action by the Planning and Development Department staff on June 9, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Maria Zubia
5990 Lindell Road
Las Vegas, Nevada 89118

Mr. George Garcia
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #220
Henderson, Nevada 89014

RQR-39882



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

December 4, 2009

Ms. Nora Armenian
Armenian & Koutnouyan
1023 Whitney Ranch Drive
Henderson, Nevada 89014

RE: RQR-36189 – REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 4, 2009

Dear Ms. Armenian:

The City Council at a regular meeting held November 4, 2009 APPROVED the request of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR on 0.36 acres located at 4401 Stewart Avenue (140-32-301-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 5, 2009. This approval is subject to:

Added Conditions:

- A. There shall be no exterior storage of tires nor exterior repair work conducted at any time.
- B. There shall be a six-month administrative review.

Planning and Development

- 1. Conformance to the conditions of approval for Special Use Permit (SUP-3128).
- 2. This Special Use Permit (SUP-3128) shall be reviewed in one year by the City Council.
- 3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development

cc: See Attached List

RQR-39882

Ms. Nora Armenian
RQR-36189 – Page Two
December 4, 2009

cc: Mr. George Garcia
G.C. Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

RQR-39882



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY



041605

February 6, 2004

Ms. Nora Armenian
Armenian & Koutnouyan
1000 Stephanie Place, Suite #3
Henderson, Nevada 89014

RE: SUP-3128 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 21, 2004

Dear Ms. Armenian:

The City Council at a regular meeting held January 21, 2004 APPROVED the request for a Special Use Permit FOR AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES & SERVICE) AND A PROPOSED AUTO REPAIR GARAGE, MINOR, located at 4401 Stewart Avenue (APN: 140-32-201-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the City Clerk's Office on January 22, 2004. This approval is subject to:

Planning and Development

1. The hours of operation shall be from 8:00 a.m. to 6:00 p.m.
2. A trash dumpster shall be located and fully enclosed to meet Title 19 Standards.
3. No signage shall be placed on the lawn or landscaped areas.
4. There shall be no outside displays.
5. The Special Use Permit shall be reviewed in six months by City Council.
6. 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.
7. Prior to the issuance of a Certificate of Occupancy the owners of parcels APN 140-32-201-001 and APN 140-32-201-002 must execute an Off-Site Parking Agreement or similar document, satisfactory to the City Attorney, allowing for the use of five additional parking spaces for the subject site.
8. A landscaping plan showing shrubs in conformance to Code standards must be submitted and approved by the Planning and Development Department Staff prior to or at the same time application is made for a building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-6/03

RQR-39882

RECEIVED
OCT 12 2010

Ms. Nora Armenian
SUP-3128 - Page 2
February 6, 2004

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council 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.]
10. All repair, service, and installation work shall be performed within a completely enclosed building.
11. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
12. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
13. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northeast corner of Stewart Avenue and Lamb Boulevard prior to the issuance of any permits as required by the Department of Public Works. Alternatively, the applicant may grant a traffic signal chord easement on the northeast corner of Stewart Avenue and Lamb Boulevard; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
16. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

RQR-39882