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047415

June 18, 2004

Mr. Gus Merhi
M G B, Limited Liability Company
3275 East Sahara Avenue
Las Vegas, Nevada 89144

RE: SUP-4195 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 16, 2004

Dear Mr. Merhi:

The City Council at a regular meeting held June 16, 2004 APPROVED the request for a Special Use Permit and a Reduction in the amount of required perimeter landscaping FOR AN EXISTING AUTO REPAIR GARAGE, MINOR at 2027 North Decatur Boulevard (APN: 138-24-611-062), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2004. This approval is subject to:

Planning and Development

1. Proposed perimeter landscape planters shall be installed within 90 days from the date of approval.
2. 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.]
3. The existing outside storage yard shall not be expanded.
4. Provision of a trash enclosure as required by Title 19.08.045.
5. All repair and service work shall be performed within a completely enclosed building.
6. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
7. 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.

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8. There shall be no sale of cars on this site.
9. There shall be no testing or driving of customer vehicles on adjacent residential streets.
10. The applicant will install temporary barricades along the north boundary of the site to prevent vehicular shortcutting through the properties to the north of the site.
11. 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.
12. This Special Use Permit shall be subject to a one year review at a public hearing.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards prior to the issuance of any permits for this site.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Adrian Jones
Jones-Greenwood
4750 West Flamingo Road, Suite B
Las Vegas, Nevada 89103

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