



July 24, 2009

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: 1550 N. Rancho Drive Auto Repair Garage, Minor (SUP-31367)
Justification Letter for A Six Month Review of an Special Use Permit & in
conjunction with Site Development Plan Review (SDR-33534)

Dear Ms. Wheeler:

On behalf of our client, Noe Zubia & Juan Pena, please accept this letter as justification for a Six Month Review of an SUP (SUP-31367) for an Auto Repair Garage, Minor to permit the sales and installation of tires at 1550 North Rancho Drive on the southeast corner of Rancho and Vegas Drive, APN# 139-29-112-120.

The SUP & SDR include specific conditions and plans for improving the appearance and operation of the site (see attached approval letters & approved plans). Below is a status report on compliance with the Conditions of Approval as summarized below for both items:

SUP-31367

- A. Six Month Review – Applied for with the letter
- B. Hours of Operation – The tire store is in compliance with this requirement.
- C. Conformance to SDR – note: see comments below
 - 1. Conformance to Title 19 including parking requirements – The attached plans were submitted and approved by the City which includes parking locations and sufficiency.
 - 2. Conformance to Title 19.10 parking and on-site loading requirements and standards. A revised site plan indicating full compliance shall be submitted prior to any business license being issued – A plan was submitted and approved by the City April 10, 2009 (see attached approved plans). A conditional business license was reinstated on July 17, 2009.
 - 3. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, outdoor display of products or merchandise or other attention gaining items or devices shall displayed upon the subject property without the appropriate permits. Vehicles shall not be sold or displayed at this location. – No vehicles are being sold or displayed at this location and no such signage violations are occurring.
 - 4. This approval is for one year unless a business license has been issued. – A business license has been issued.
 - 5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein. – The site plans and elevations were approved by the City prior to reinstatement of the business license.

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GCGARCIA

A Planning & Development Services Corporation

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Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

While it is unusual for a site plan to accompany a Special Use Permit that does not materially change an existing building, one was requested due, in part of the history of this property and the fact it lies on a major intersection in the City. The purpose of the plan included the following:

- 1) Depict the appearance of the building and property subject to repainting the building, perimeter walls, canopy and installation of landscaping and signage as shown on the attached drawings;
- 2) Provide assurance that the business will be operated in a manner that advances the health, safety and welfare of the public
- 3) Establish a process of inspection and required reviews to ensure that development of the property takes place in an orderly manner in conformance with the City codes and conditions of approval.

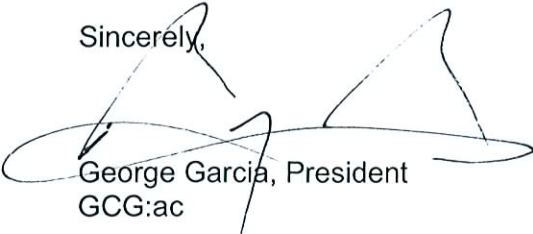
Administrative Site Development Plan Review (SDR-33434) Conditions of Approval

- 1.) Conformance to conditions for SUP-31367
 - ***See above noted SUP status***
 -
- 2.) This approval is for one year unless a business license has been issued.
 - ***A business license was reinstated and issued License#: A39-00475-2-143305 on 7/17/09***
- 3.) All development shall be in conformance with the site plan, dated stamped 03/27/09, and the landscape plan, and building elevations, date stamped 02/19/09, except as amended by condition herein.
 - ***Staff will review the work and report. A list of the plants and materials installed is attached along with some photos of the landscaping. The building and wall have been painted to match the approved elevations see attached photo.***
 -
- 4.) The existing trash enclosure shall be brought up to current Title 19 standards to include a gate and roof or trellis.
 - ***The work has been authorized and will be completed before the hearing date.***
 -
- 5.) Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting shall be shielded and downward-directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 - ***This work has been authorized to evaluate and adjust the lighting as needed and any such work will be completed before the hearing date.***
- 6.) All City Code requirements and design of all City Departments must be satisfied.
 - ***To the best of our knowledge all requirements are being met. One know incident of the licensed kiosk vendor staying open beyond the allowed time did occur on the 4th of July. When the information came to our attention, the vendor was issued a warning letter by the owner that one such additional occurrence would result in cancellation of her lease.***

The improvements made in conformance to the approved site plan and elevations are a tremendous improvement to the property. Additionally, along with the reinvestment into the community the jobs and taxes will help contribute to the economic vitality of the area.

In summary, we believe that the review will find a substantial change for the better has occurred and will carry over for years to come in making the site is development will result in an interesting, attractive business that will be a marked improvement over the existing building. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'George Garcia', written over a horizontal line.

George Garcia, President
GCG:ac

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To whom it may concern;

This is a list of materials we
used for 1550 N. Rancho Dr. for
landscaping.

25 Tons of $\frac{1}{4}$ decorative rock.
4 24" Box Chilean mesquite
8 5 gal feathery cassia
20 5 gal Desert spoon
13 Red yucca (5 gal)
36 5 gal Green Texas rangers
6 5 gal New gold lantana
5 5 gal purple lantana
6 5 gal Trailing rosemary
550 feet of $\frac{1}{2}$ watering hose

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Jose J. Pena