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April 10, 2009

Mr. Mario Pena Pena
441 Mountain Villa Drive
Las Vegas, Nevada 89110

RE: SDR-33534 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Pena Pena:

Your request for a Minor Site Development Plan Review FOR EXTERIOR IMPROVEMENTS TO AN EXISTING BUILDING AND LANDSCAPE AREA FOR AN AUTO REPAIR GARAGE, MINOR (SALE AND INSTALLATION OF TIRES) at 1550 North Rancho Drive (APN 139-29-112-120), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered administratively by the Planning and Development Department staff.

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

1. Conformance to the conditions for Special Use Permit (SUP-31367).
2. This approval shall be void one year from the date of final approval, unless a final inspection of the site is approved by the Planning and Development Department. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 03/27/09, and the landscape plan, and building elevations, date stamped 02/19/09, except as amended by conditions herein.
4. The existing trash enclosure shall be brought up to the current Title 19.08 standards, to include a gate and roof or trellis structure.
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 on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Mr. Pena Pena
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This action by the Planning and Development Department staff is final.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Dave Clapsaddle
G.C. Garcia, Inc.
1711 Whitney Mesa Drive, Ste.110

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