



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.



GCGARCIA

RQR-37530
05/05/10 CC

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

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

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.

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***

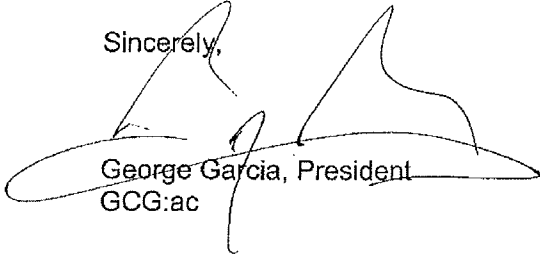
RQR-37530
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information came to our attention, the vendor was issued a warning letter by the owner that one such additional occurrence would result in cancellation of her lease.

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,



George Garcia, President
GCG:ac

**RQR-37530
05/05/10 CC**



February 26, 2010

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

RE: Required Review: 1550 N. Rancho Drive Auto Repair Garage, Minor
Justification Letter for A Six Month Review of a Special Use Permit
(SUP-31367; SDR-33534; RQR-35347)

Dear Ms. Wheeler:

On behalf of our clients, Mario Pena & 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 City Council at its hearing required a second review to add the requirement for adding a tire enclosure. This was in addition to the general requirement for conformance to the SUP conditions of approval, removal of illegal signage and general Code compliance.

SUP-31367 & RQR-35347

SECOMD SIX MONTH REVIEW – Applied for with this letter

ADDED CONDITON

- The plans have been prepared (see attached plans) and being submitted for a permit. The contractor intends to complete the work by the time of the City Council meeting.

PLANNING & DEVELOPMENT

1. Conformance to SUP Conditions of Approval and other related site actions.

- See attached letter from first RQR

2. Illegal Signage shall be removed or obtain necessary approvals and permits.

- The illegal signage was removed.

RECEIVED
FEB 26 2010



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3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

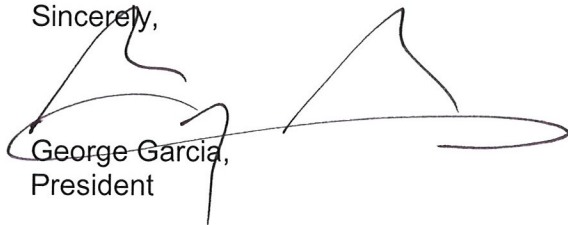
- The site plans and elevations were approved by the City prior to reinstatement of the business license.

The improvements made in conformance to the approved site plan and elevations are a tremendous improvement to the property. The latest addition to add a tire enclosure continues to enhance the property appearance and compatibility. Additionally, 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 current review will find a substantial change for the better has occurred and will carry over for years to come. With these improvements complete, and if the Mayor and City Council are satisfied, the next step will be to add the new building thus growing the business, further adding to jobs, tax base, property values and overall dramatically upgrade to the look and feel of the property.

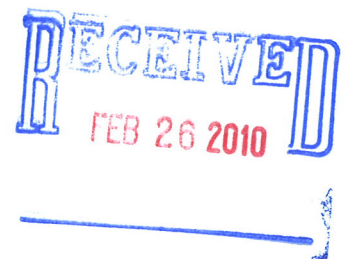
We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



George Garcia,
President

GCG:ac



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