

PLANNING & DEVELOPMENT



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07101-001-06-07

February 15, 2008

Mr. Hector Camacho
1501 South Maryland Parkway
Las Vegas, Nevada 89110

RE: SDR-25148 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Camacho:

Your Request for a Site Development Plan Review TO ADD A PROPOSED 20,400 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT TO AN EXISTING 16,250 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS OF PERIMETER LANDSCAPE BUFFERS TO ALLOW A FIVE-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on a portion of 3.41 acres at the southeast corner of Page Street and Bonanza Road (APN 140-32-101-013), C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on February 14, 2008.

The Planning Commission voted to recommend **DENIAL** of your request as the variance is not warranted and the proposed use is too intense.

This item will be considered by the City Council on **March 19, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Flinn Fagg, AICP
Planning Manager

FF:dm -