

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 9, 2007

Mr. Greg Borgel
Shirazi LLC
338 Wiseton Avenue
Las Vegas, Nevada 89123

RE: SUP-24723 - SPECIAL USE PERMIT

Dear Mr. Borgel:

Your Request for a Special Use Permit FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE on 0.65 acres at 900 Stewart Avenue (APN 139-34-612-085), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on November 8, 2007.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Provide trash and receptacle enclosure in accordance with Title 19.08
2. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Delivery and Service Vehicle use including parking, screening and lighting requirements.
3. Prior to installation submit a revised landscape plan indicating renewal of the originally approved landscape plan and a parking plan depicting number and dimension of parking spaces and effective screening of parking lot from the surrounding area.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



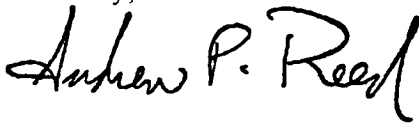
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Public Works

6. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact to development of this site.
7. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

This item will be considered by the City Council on **December 5, 2007**, 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,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Jon Baktari
338 Wiseton Avenue
Las Vegas, Nevada 89123

Mr. Greg Borgel
300 South 4th Street, #1500
Las Vegas, Nevada 89101