

PLANNING & DEVELOPMENT



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063823

September 8, 2006

Mr. Don Ahern
DEA, LLC
4241 South Arville Street
Las Vegas, Nevada 89103

RE: ABEYANCE - SUP-13836 - SPECIAL USE PERMIT

Dear Mr. Ahern:

Your request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on September 7, 2006.

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

Planning and Development

1. Conformance to the Conditions for Rezoning (ZON-13837), Variance (VAR-14320), Variance (VAR-16049), Special Use Permit (SUP-14329), Special Use Permit (SUP-14324) and Site Development Plan Review (SDR-13833) if approved.
2. Rental product shall not include heavy machinery or heavy equipment used for manufacturing or building construction. Said equipment shall be a maximum height of 12 feet.
3. All rental product shall be screened from view of rights-of-way.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



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6. There will be a one year review at a public hearing of the Planning Commission.

This item will be considered by the City Council on **October 4, 2006**, 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,



Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Bruce Bilyeu
1611 West Bonanza Road
Las Vegas, Nevada 89103

Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104