

PLANNING & DEVELOPMENT



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063080

July 28, 2006

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

RE: SDR-13833 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Ahern:

Your request for a Site Development Plan Review FOR A PROPOSED RENTAL STORE WITH OUTSIDE STORAGE; A 99,000 SQUARE-FOOT COVERED STORAGE AREA; A 21,600 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR; A 25,200 SQUARE-FOOT HARDWARE STORE AND WAIVERS OF PERIMETER LANDSCAPE BUFFER AND WALL DESIGN REQUIREMENTS 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 July 27, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to provide the applicant an opportunity to work with the resolving the issues of the neighboring property owners.

This item is scheduled to be heard again at the **September 7, 2006** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Flinn Fagg, AICP, Manager
Planning and Development Department
Current Planning Division

FF:clb

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

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