

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov



061883

May 26, 2006

Mr. Bruce Bilyeu
DFA, LLC
4241 South Arville Street
Las Vegas, Nevada 89103

RE: ABEYANCE - DIR-11779 - DIRECTOR'S BUSINESS

Dear Mr. Bilyeu:

Your request to Appeal the Director's decision to deny a Temporary Commercial Permit per Title 19.18.100.D THAT WOULD ALLOW A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD on 15.54 acres adjacent to the north side of Bonanza Road, approximately 460 feet east of Clarkway Drive (APNs 139-28-302-013, 021, 022, 023 and 033), R-E (Residence Estates) and R-3 (Medium Density Residential) Zones, Ward 5 (Weekly), was considered by the Planning Commission on May 25, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

1. The Temporary Commercial Permit shall not exceed six (6) months.
2. Conformance to the site and landscape plan date stamped 09/19/05, except as amended by conditions herein.
3. Adequate provision shall be made for vehicle ingress and egress.
4. All parking areas shall be completely paved.
5. Business activities may take place only between the hours of 8:00 a.m. and 8:00 p.m.
6. No storage containers may be stacked one upon the other.
7. The applicant shall submit within ten (10) days of this decision a landscape plan for the site that depicts the removal of the existing berm and the relandscaping of the northern edge of the site to meet or exceed Code requirements.
8. Conformance to the minimum requirements for temporary uses in Title 19.18.100.

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



Mr. Bruce Bilyeu
DIR-11779 - Page Two
May 26, 2006

9. All City Code requirements and design standards of all City departments must be satisfied.

This action by the Planning Commission on **May 25, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **May 26, 2006**.

Sincerely,



Gary Leibold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Bruce Bilyeu
1611 West Bonanza Road
Las Vegas, Nevada 89106