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April 29, 2004

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Joseph Lomanto
Italian-America Club of Southern Nevada
2333 East Sahara Avenue
Las Vegas, Nevada 89104

RE: SUP-3644 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 17, 2004

Dear Mr. Lomanto:

The City Council at a regular meeting held March 17, 2004 APPROVED the request for a Special Use Permit and a Waiver of the minimum 400 square-foot size requirement of which a minimum of 200 square feet must be an enclosed structure and the required 20-foot minimum front yard setback FOR AN AUTO SMOG CHECK FACILITY located adjacent to the north side of Sahara Avenue, approximately 650 feet east of Eastern Avenue (A portion of APN: 162-01-401-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 18, 2004. This approval is subject to:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.040 for an Auto Smog Check Facility use, with the exception of Condition #1.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect three Handicap Accessible parking spaces (one Van Accessible), within the parking lot. Accessible parking spaces shall be located with the most direct and practical access to a primary accessible building entrance.
5. All City Code requirements and design standards of all City departments must be satisfied.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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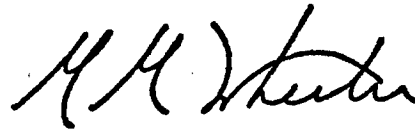
Public Works

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The structure and use shall not cause an obstruction to on or off-site vehicular travel. Any modifications required to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

Mr. Lawrence R. Lucas
Lukegroup, Limited Liability Company
9101 West Sahara Avenue, Suite #105-E1
Las Vegas, Nevada 89117