

PLANNING &
DEVELOPMENT



Development
Services Center

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www.lasvegasnevada.gov



042258

February 13, 2004

Mr. Frank Nielsen
Azure South, Inc.
6600 West Charleston Boulevard, Suite #126
Las Vegas, Nevada 89146

RE: MOD-3652 - MAJOR MODIFICATION

Dear Mr. Nielsen:

Your request for a Major Modification to the Town Center Development Standards TO ALLOW AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AS A PERMITTED USE IN THE SX-TC (SUBURBAN MIXED USE – TOWN CENTER) DISTRICT with the approval of a Special Use Permit and Conditions of approval, Ward 6 (Mack), was considered by the Planning Commission on February 12, 2004.

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

Planning and Development

1. A Site Development Plan Review (SDR-3648) and a Special Use Permit (SUP-3650) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Centennial Hills Town Center Development Standards Manual, except as amended by this request.
4. Add the following to the Centennial Hills Town Center Development Standards Manual:
 - Add “Auto Parts (New and Rebuilt) (Accessory Sales and Service)” as a Special Use Permit to the SX-TC (Suburban Mixed Use - Town Center) column only of the Permitted Uses Matrix under Section B.2 of the Manual; and
 - Add the following text as a new Subsection 1a) under Section B.4.b of the Manual:
 - “ 1a) Auto Parts (New and Rebuilt) (Accessory Sales and Service)
 - a. All conditions for this use as specified under Title 19.04.040 must be satisfied for the issuance of a Special Use Permit for this use. In addition, the following conditions must also be satisfied.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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- b. The building occupied by the Auto Parts use must be at least 330 feet from the property boundary of any adjacent land containing existing single-family or condominium residential development, or any land designated to allow the development of single-family or condominium residential development, or be separated from such existing or potential residential areas by an existing trail/buffer area with a minimum width of 30 feet.
- c. Any vehicular doors must not face any adjacent land containing existing single-family or condominium residential development, or any land designated to allow the development of single-family or condominium residential development.”

This item will be considered by the City Council on *March 17, 2004*, 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,



Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Matt Werner
Montecito Companies
6600 West Charleston Boulevard, Suite #126
Las Vegas, Nevada 89146

Mr. Mark Fiorentino
Kummer Kaempfer Bonner Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109