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041891

February 24, 2004

Fremont West, Limited Liability Company
50 South Jones Boulevard
Las Vegas, Nevada 89107

RE: SUP-3144 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 7, 2004
Related to ZON-3143

Dear Applicant:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) AND FOR AUTO REPAIR GARAGE, MINOR on property located at 1616 South Decatur Boulevard (APN: 163-01-602-004), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

Planning and Development

1. The number of vehicles to be stored on the outside portion of the property shall not exceed 68.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3143).
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.

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

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6. The landscape 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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All repair and service work shall be performed within a completely enclosed building.
9. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.
10. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
11. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
12. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

Sincerely,



Angela Colli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



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

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. George Garcia
G.C. Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

Mr. Steven Johnson
Drive Time Automotive Group
4020 East Indian School Road, Suite A
Phoenix, Arizona 85018