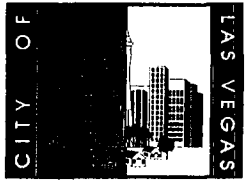


PLANNING & DEVELOPMENT



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



041212

December 19, 2003

Mr. Chris Murtagh
Murtagh Family Living Trust
3077 East Warm Spring Road
Las Vegas, Nevada 89120

RE: SUP-3339 - SPECIAL USE PERMIT

Dear Mr. Murtagh:

Your request for a Special Use Permit FOR A 2,800 SQUARE FOOT AUTO REPAIR GARAGE (MINOR) adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly), was considered by the Planning Commission on December 18, 2003.

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

Planning and Development

1. 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.
2. All repair and service work shall be performed within a completely enclosed building.
3. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
5. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
6. 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.
7. Conformance to the applicable Conditions of Approval for Site Development Plan Review SDR-3340.

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



Mr. Chris Murtagh
SUP-3339 - Page Two
December 19, 2003

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

This item will be considered by the City Council on *January 21, 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,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Joe Gwerder
Longford at Lake Mead, Limited Liability Company
3077 East Warm Spring Road
Las Vegas, Nevada 89120

Mr. Gary Congdon
Lee & Sakahara AIA, Inc.
6280 South Valley View Boulevard, Suite #116
Las Vegas, Nevada 89118