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040063

November 7, 2003

Mr. Roger Foster
7770 Eldora Street
Las Vegas, Nevada 89117

RE: SUP-1018 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
RELATED TO SUP-1454 AND SDR-2871

Dear Mr. Foster:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Special Use Permit for a proposed mini-warehouse development adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service). The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1017), Site Development Plan Review (SDR-2871) and Special Use Permit (SUP-1454).
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 City Code requirements and design standards of all City departments must be satisfied.
4. No more than one manager's security residence shall be permitted.
5. All storage shall be within an enclosed building except for the storage of recreational vehicles and boats, which shall be completely screened from view from surrounding properties and abutting streets.
6. No business shall be conducted from or within a mini-storage facility.
7. Retail sale of stored items on the premises is prohibited.

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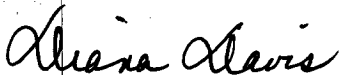
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8. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
9. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
10. The production, fabrication or assembly of products shall be prohibited.
11. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage use, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on site shall not exceed a ratio of two trucks or trailers for each one hundred storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-storage complex.
12. Truck and trailer storage shall be screened from the street and adjacent property.
13. When adjacent to a residential use, the exterior wall of the mini-warehouse shall be constructed of decorative block.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1017 and all other subsequent site-related actions.

Sincerely,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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