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040064

November 7, 2003

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

RE: SUP-1454 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
RELATED TO SUP-1018 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 recreational vehicle and boat storage in conjunction with a mini-warehouse development and a waiver to allow storage within a required setback/buffer area 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. Storage of recreational vehicles and boats is not permitted within fifty feet of property zoned for residential use.
2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height.
3. The commercial repair of recreational vehicles, boats, trailer and other like vehicles is prohibited.
4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1017), Special Use Permit (SUP-1018) and Site Development Plan Review (SDR-2871).

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5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. 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.
8. 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