



039456



October 2, 2003

Mr. Ernest A. Becker, IV
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

RE: SUP-2545 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 1, 2003
RELATED TO VAR-2782, SUP-2541, SUP-2543, SUP-2544, AND SDR-2540

Dear Mr. Becker:

The City Council at a regular meeting held October 1, 2003 APPROVED the Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) AND A WAIVER OF THE 330-FOOT DISTANCE SEPARATION FROM SINGLE FAMILY DETACHED DWELLINGS on 1.76 acres adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2540).
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. The installation and use of an outside public address or bell system is prohibited.
4. A waiver to the 330-foot distance separation requirement from a single family detached dwelling is granted.
5. Overhead lighting shall be controlled to avoid spill-over onto adjacent parcels. The lighting in the underside of the gas pump canopy must be recessed to avoid unnecessary glare and control spillover onto adjacent parcels.

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

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

Mr. Ernest A. Becker, V
Becker Built
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107