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037652

July 18, 2003

Mr. Ken Matonovich
Mr. Phil Stewart
MKP Management Company, Limited Liability Company
4655 North Rancho Drive
Las Vegas, Nevada 89130

RE: ROC-2306 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF JULY 16, 2003

Dear Mr. Matonovich:

The City Council at a regular meeting held July 16, 2003 APPROVED the request for a Review of Condition #3 of an approved Site Development Plan Review (SD-0023-00) which limited the minor automotive repair facility to servicing vehicles to be sold on site as part of the used car dealership; and Condition #2 of an approved Special Use Permit (U-0019-00) which restricted the site to a used car dealership on 1.4 acres located at 4651 and 4655 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2003. This approval is subject to:

Planning and Development

1. Condition of Approval Number 2 of Special Use Permit (U-0019-00) shall be amended as follows: The use is restricted to a used car dealership and minor auto repair facility, with an auto smog check facility as an accessory use.
2. Condition of Approval Number 3 of Site Development Plan Review (SD-0023-00), which limited the minor auto repair facility to servicing vehicles to be sold on site as part of the used car dealership, is hereby deleted.
3. Conformance to all other conditions of approval for U-0019-00, SD-0023-00, and subsequent site-related actions.
4. All City Code requirements and design standards of all City departments must be satisfied.

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5. This Review of Condition of a Special Use Permit shall be reviewed one (1) year at which time the City Council may require the use to be discontinued. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be discontinued.

Sincerely,



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

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

Mr. Ken Matonovich
Mr. Phil Stewart
P and K, Incorporated
4655 North Rancho Drive
Las Vegas, Nevada 89101