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CITY MANAGER
DOUGLAS A. SELBY

December 9, 2002

Gazala Aharon and Haviva
P.O. Box 46394
Las Vegas, Nevada 89114

RE: SUP-1033 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 4, 2002

Dear Applicant:

The City Council at a regular meeting held December 4, 2002 APPROVED the request for a Special Use Permit TO ALLOW MAJOR AUTOMOTIVE REPAIR in conjunction with an existing automotive repair garage (Auto Brake & Clutch) on property located at 3420 North Rancho Drive (APN: 138-12-702-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 5, 2002. This approval is subject to:

Planning and Development

A) Project Conditions:

1. All repair and service work shall be performed within a completely enclosed building.
2. Openings to the service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. No outside storage of stock, equipment, or residual used equipment shall be located or stored in any open area outside of the enclosed building.
5. 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.

B) Standard Conditions:

6. If this special use permit is not exercised within two years of this approval, this special use permit shall be null and void unless an Extension of Time is granted.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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7. All City Code Requirements and all City Departments design standards shall be met.

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. Michael Napoleon
Rancho Automotive Center
3470 North Rancho Drive
Las Vegas, Nevada 89130

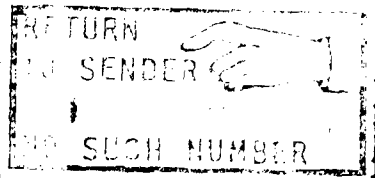
Mr. Robert J. Gronauer
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway #700
Las Vegas, Nevada 89109

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986

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Mr. Michael Napoleon
Rancho Automotive Center
3470 North Rancho Drive
Las Vegas, Nevada 89130

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