



000984

September 7, 1999

Mr. Harry Sidhu
HJN, Limited
2395 North Rancho Drive
Las Vegas, Nevada 89130

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD

CITY MANAGER
VIRGINIA VALENTINE

RE: SD-19-99 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Sidhu:

The City Council at a regular meeting held September 1, 1999 APPROVED the request for a Site Development Plan Review on property located at 2395 North Rancho Drive FOR A SMOG CHECK KIOSK ON AN EXISTING CONVENIENCE STORE SITE, C-2 (General Commercial) Size: 0.71 Acres, Ward 4 (Brown), APN: 139-19-102-001. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 1999. This approval is subject to:

1. The elevations of the proposed kiosk building exterior shall be revised to depict finish in stucco and painted metal roof facia to match or complement the colors of the existing convenience store on the site.
2. Submit an application to vacate the existing 60 foot right-of-way radius adjacent to this parcel on Smoke Ranch Road west of Rancho Drive prior to the issuance of any permits for this site as required by the Department of Public Works. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the Vacation documents, unless such Vacation is later deemed unnecessary by the City Planning Engineer.
3. Site development to comply with all applicable Conditions of Approval for AR-21-95 and all other site-related actions as required by the Department of Public Works.

Sincerely,

BEVERLY K. BRIDGES
Chief Deputy City Clerk

/ac

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

Mr. Rick DiMarzio
Kalb Construction Company
5670 Wynn Road
Las Vegas, Nevada 89118

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