



006165

July 19, 1999

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(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD

CITY MANAGER
VIRGINIA VALENTINE

Ms. Maria F. Enamorado
1625 North Lamb Boulevard
Las Vegas, Nevada 89115

RE: U-62-99 - SPECIAL USE PERMIT

Dear Ms. Enamorado:

The City Council at a regular meeting held July 12, 1999 APPROVED the request for a Special Use Permit on property located at 720 West Owens Avenue FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH AN EXISTING 2,500 SQUARE FOOT CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 1999. This approval is subject to:

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. Submittal of a revised site and landscape plan showing the required parking spaces per Title 19A, and depicting an eight foot wide planter along the north property line, and a five foot wide planter along the east property line.
3. Dedicate an additional 31.5 foot radius on the northeast corner of Owens Avenue and "H" Street for a total radius of 54 feet prior to the issuance of any permits as required by the Department of Public Works. No reconstruction of the existing improvements will be required with this dedication at this time. Alternatively, the applicant may grant a chord easement for traffic signal purposes instead of dedication at the discretion of the City Planning Engineer.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards as required by the Department of Public Works.
5. All City Code requirements and design standards of all City departments must be satisfied.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Tony Amato
Talal D. Nafso
1725 East Warm Springs Road, Suite #11
Las Vegas, Nevada 89119