

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TDD 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
Permits & Inspections 229-6251



004483

**\*\* CORRECTED LETTER \*\***

June 2, 1998

Mr. and Mrs. Michael Fecchino  
2036 Canterbury Drive  
Las Vegas, Nevada 89119-6162

**RE: U-45-98 - SPECIAL USE PERMIT**

Dear Mr. and Mrs. Fecchino:

Your request for a Special Use Permit on property located at 6692 West Cheyenne Avenue FOR A PROPOSED OUTDOOR SMOG CHECK FACILITY, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-11-405-006, was considered by the Planning Commission on May 28, 1998.

The Planning Commission unanimously voted to recommend **APPROVAL** of your request, subject to the following:

1. The existing tall sign shall be reduced to 40 feet or less in height.
2. There shall be no outdoor storage of parts, stock, equipment, or residual used equipment.
3. Automobiles waiting immediate smog check services shall be allowed as temporary storage lasting no more than four (4) hours. There shall be no overnight outdoor storage of automobiles.
4. The required landscape planter areas shall be provided as depicted on the plans approved in the original zoning action and in Condition No. 1 of Z-59-92.
5. 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 prior to occupancy of this site as required by the Department of Public Works.
6. The original Conditions of Approval shall be maintained in their entirety.

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton



Mr. and Mrs. Fecchino  
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This item will be considered by the City Council on June 22, 1998 at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Very truly yours,



Kira Wauwie, Senior Planner  
Current Planning Division

KW:rlr

cc: Mr. Jim Thomas  
Smog Busters  
3337 Meade Drive  
Las Vegas, Nevada 89102