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004617

CITY of LAS VEGAS

April 2, 1998

Mr. John Lomeo
The Burns Family Trust
% Cambridge Group Limited
5160 South Eastern Avenue, Suite A
Las Vegas, Nevada 89119

RE: U-9-98 - SPECIAL USE PERMIT

Dear Mr. Lomeo:

The City Council at a regular meeting held March 23, 1998 APPROVED the request for a Special Use Permit on property located at 3131 North Rancho Drive FOR A SECOND-HAND DEALER (APPLIANCES), C-2 (General Commercial) Zone, subject to:

1. The applicant shall work with staff on a landscaping plan with a reduction of internal landscaping in the parking area balanced by increased exterior landscaping along the Rancho Drive corridor.
2. All development shall be in conformance with the plot plan and building elevations.
3. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

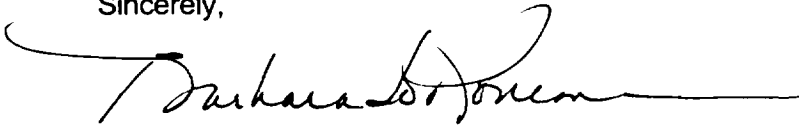


400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

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6. All City Code requirements and design standards of all City departments must be satisfied.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. 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 Planning and Development Department. 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 Eubanks
2121 East Fremont Street
Las Vegas, Nevada 89101