

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



005973

February 13, 1998

Ervine Mac Diamid  
4029 Butte Circle  
Las Vegas, Nevada 89110

RE: U-1-98 - SPECIAL USE PERMIT

Dear Applicant:

Your request for a Special Use Permit on property located at 333 North Nellis Boulevard for a U-HAUL TRUCK RENTAL OPERATION, C-2 (General Commercial) Zone, Ward 3 (Reese), APN: 140-32-601-004, was considered by the Planning Commission on February 12, 1998.

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

1. The use shall comply with the applicable requirements of Title 6.50 of the Las Vegas Municipal Code.
2. Site development to comply with all applicable conditions of approval for Z-98-73, Z-98-73(1) and all other site-related actions as required by the Department of Planning and Development. This will include compliance with the Handicapped Parking Requirements of the Zoning Code for the City of Las Vegas (Title 19A) which will require the provision of 3 handicapped parking spaces as part of the 57 stalls provided on site.
3. The applicant shall submit a Site Development Plan Review for the western portion of this site prior to development.
4. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
5. Contribute \$4,500 for the future upgrading of the traffic signal system at the intersection of Nellis Boulevard and Stewart Avenue prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal money for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton

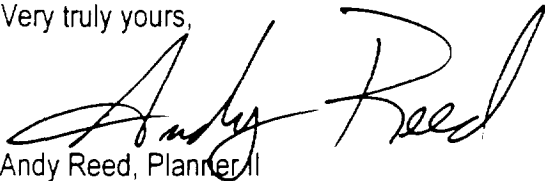


Ervine Mac Diarmid  
February 13, 1998  
U-1-98 - Page Two

6. 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.
7. This site shall provide perpetual unimpeded vehicular access to the undeveloped portion on the west edge of this site as required by the Department of Public Works.
8. Rental vehicles shall neither be displayed nor stored within the Nellis Boulevard public right-of-way as required by the Department of Public Works.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainage ways recommended in the approved drainage plan/study.
10. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on March 9, 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,



Andy Reed, Planner I  
Current Planning Division

AR:sd

cc: Mr. William Coleman  
Four Sac Self-Storage Corporation  
2721 North Central Avenue, Suite 700  
Phoenix, Arizona 85004

Ms. Sharon Grover  
3489 Death Valley Drive  
Las Vegas, Nevada 89122

Ms. Leigh Kruljac  
Tiberti-Blood, Inc.  
500 South Third Street, Suite 3  
Las Vegas, Nevada 89101