

PLANNING &
DEVELOPMENT



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

TDD 702-386-9108
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Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
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005932

November 25, 1997

Mr. Isaac Moradi
510 Usher Place
Beverly Hills, California 90210

RE: U-140-95(2) - EXTENSION OF TIME

Dear Mr. Moradi:

Your request for an Extension of Time for an approved Special Use Permit on property located on the southwest corner of Farm Road and Cimarron Road which allowed the off-premise sale of beer and wine and gasoline sales in conjunction with a proposed convenience store, R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 125-16-310-002, was considered by the Planning Commission on November 20, 1997.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. This Extension of Time shall expire on December 20, 1998.
2. Original Condition #1 of U-140-95 shall be revised to read as follows: "Construct half-street improvements on Cimarron Road and Farm Road adjacent to this site as required by the Department of Public Works. All required half-street improvements on each public street abutting the overall commercial parcel shall be constructed coincident with that phase of development that first constructs a driveway to each street. The City reserves the right to require the construction of any or all public street improvements prior to on-site development activities if neighborhood development patterns indicate the need for such. All required improvements shall be constructed within six months of receipt of written notification by the City."
3. Conformance with all applicable original Conditions of Approval for U-140-95 and all Ordinance Amendments enacted subsequent to the original approval.

This item will be considered by the City Council on December 15, 1997, 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,


David Clapsaddle, Senior Planner
Current Planning Division

DC:cl

cc: Ms. Karon Canizaro
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton

