



LAS VEGAS CITY COUNCIL

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CITY MANAGER

January 23, 2009

Mr. Ephraim Beard
Beard Family Trust
57 Linda Isle
Newport Beach, California 92660

RE: SUP-32548 - SPECIAL USE PERMIT

Dear Mr. Beard:

Your request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) ESTABLISHMENT WITH A WAIVER TO ALLOW A 23,900 SQUARE-FOOT PARCEL WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian), was considered by the Planning Commission on January 22, 2009.

The Planning Commission voted to recommend **DENIAL** of your request because as the request was deemed not harmonious and compatible with the surrounding development and land uses.

This item will be considered by the City Council on *February 18, 2009*, at 1:00 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Keith Harriman
P's Auto Sales
111 West Wyoming Avenue
Las Vegas, Nevada 89102

Ms. Tabitha Fiddymont
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

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