

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

January 29, 2010

Ms. Barbara Lawson  
Isaiah 54 17, LLC  
10420 Designata Avenue  
Las Vegas, Nevada 89135

**RE: SUP-36950 - SPECIAL USE PERMIT**

Dear Ms. Lawson:

Your Request for a Special Use Permit FOR A PROPOSED 6,126 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) WITH SERVICE BAY OPENINGS FACING A PUBLIC RIGHT-OF-WAY on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Ross), was considered by the Planning Commission on January 28, 2010.

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

**Planning and Development**

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for an Auto Repair Garage (Minor) use, except those modified by the approval and conditions herein.
2. Approval of Major Modification (MOD-36955) and Rezoning (ZON-36949), and approval of and conformance to the Conditions of Approval for Variances (VAR-36954 and VAR-37101), Petition of Vacation (VAC-37100) and Site Development Plan Review (SDR-36953) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony

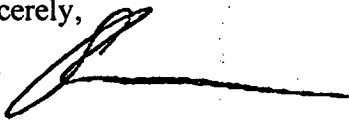
City Manager  
Elizabeth N. Fretwell



Ms. Barbara Lawson  
SUP-36950 - Page Two  
January 29, 2010

This item will be considered by the City Council on March 3, 2010, 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,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Joel Higginbotham  
J & N Development  
1830 East Elliott, Suite #104  
Tempe, Arizona 85284

Mr. Anthony Celeste  
KCRGF  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113