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July 13, 2011

Ms. Susan McMasters
Weingarten Realty
860 South Rancho Drive, Suite #10
Las Vegas, Nevada 89106

**RE: SUP-41918 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Ms. McMasters:

Your request for a Special Use Permit FOR A PROPOSED 2,400 SQUARE-FOOT SECONDHAND DEALER (HOME IMPROVEMENT GOODS) at 27 North Nellis Boulevard (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on July 12, 2011.

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

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Secondhand Dealer use.
2. Conformance to the approved conditions for Reclassification of property (Z-0061-88), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. There shall be no external drop-off or outside storage of secondhand merchandise on the site
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **July 12, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **July 25, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kathy Dougherty
Habitat for Humanity Las Vegas
1401 North Decatur Boulevard, Suite #35
Las Vegas, Nevada 89108

Mr. Ron Miller
9115 West Russell Road, Suite #10
Las Vegas, Nevada 89148