



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 8/22/2011

Page Count: 2

Meeting Date: 8/17/2011

Meeting Type: City Council <=>

Date of Letter: 8/18/2011

Case Number(s): SUP-41885 <=>

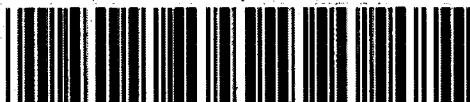
Subject of Notice: APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - approximately
300 feet south of Lake Mead Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: aeroli

Scanned By:

QC By:

SCANNED

AUG 23 2011



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

August 18, 2011

Mr. Khusrow Roohani
Khusrow Roohani Family Trust
9315 West Sunset Road
Las Vegas, Nevada 89148

RE: SUP-41885 – SPECIAL USE PERMIT
RELATED TO GPA-41883, ZON-41884 AND SDR-41886
CITY COUNCIL MEETING OF AUGUST 17, 2011

Dear Mr. Roohani:

The City Council at a regular meeting held August 17, 2011, APPROVED the request for a Special Use Permit FOR AN 8,500 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2011. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Repair Garage, Minor use.
2. Approval of General Plan Amendment (GPA-41883) and Rezoning (ZON-41884), and approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41886) shall be required.
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. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

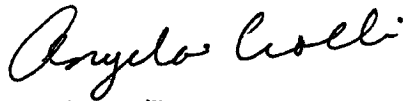
VOICE 702.229.6011
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www.lasvegasnevada.gov



Mr. Khusrow Roohani
SUP-41885 – Page Two
August 18, 2011

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Bob Gronauer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mr. Robert Pinon
Bridgestone Retail Operations, LLC
333 East Lake Street
Bloomington, Illinois 60108