



March 24, 2014

LAS VEGAS
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CITY MANAGER

Mr. Ronnie Miranda
CAM-MAC & Buffalo Square LLC
TNP – 3151 Airway Avenue, Suite G-3
Costa Mesa, California 92626

RE: SUP-52442 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 19, 2014

Dear Applicant:

The City Council at a regular meeting held March 19, 2014 APPROVED the request for a Special Use Permit FOR A PROPOSED 4,795 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITH A WAIVER TO ALLOW A MINIMUM GROSS FLOOR AREA UNDER 7,000 SQUARE FEET at 990 North Buffalo Drive (APN 138-27-220-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2014. This approval is subject to:

Planning

1. One year administrative review upon issuance of business license.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motorcycle/Motor Scooter Sales use.
3. Conformance to the approved conditions for Site Development Plan Review [Z-0002-92(6)].
4. All accessory repairs and alterations associated with the Motorcycle/Motor Scooter use shall be conducted within the enclosed building. Furthermore, all doors shall remain closed during accessory repairs or alterations.
5. The display of motorcycles or motor scooters shall not occur outside of the enclosed building.
6. 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.
7. A Waiver from Title 19.12 is hereby approved, to allow a minimum gross floor area of 4,795 square feet where 7,000 square feet is the minimum required.

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8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
11. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Colli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Mark Tkach
Ride Now, LLC
3425 East Suncrest Court
Phoenix, Arizona 85044

Mr. Bryan Houser
Albright Callister & Associates
3658 North Rancho Drive, Suite 101
Las Vegas, Nevada 89130