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/city of las vegas

August 4, 2016

Mr. John Bailey  
5455 North Rainbow Boulevard  
Las Vegas, Nevada 89130

**RE: ABEYANCE ITEM - SUP-64653 [PRJ-63423] - SPECIAL USE  
PERMIT RELATED TO GPA-63571, ZON-63573, VAR-63817, VAR-  
63891 AND SDR-63575  
CITY COUNCIL MEETING OF AUGUST 3, 2016**

Dear Mr. Bailey:

The City Council at a regular meeting held on August 3, 2016 **APPROVED** a request for a Special Use Permit FOR A BUILDING MAINTENANCE SERVICE AND SALES USE WITH OUTSIDE STORAGE at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423].

This approval is subject to the following conditions:

**Planning**

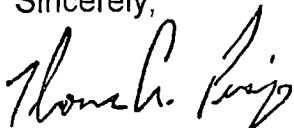
1. A one year administrative review shall be conducted from the date of issuance of a business license.
2. Office Hours of Operation are from 8AM to 6PM.
3. Heavy equipment and machinery, including but not limited to tractors, backhoes, dump trucks, tow trucks, bucket or ladder trucks, front end loaders, semi-trucks and trailers and similar vehicles, shall not be parked or stored at the subject site. No equipment that is available for rent shall be stored outside.
4. No vehicle over 15,000 GVWR;
  - a. No Industrial Grade Sweepers; &
  - b. No Vehicle that requires a commercial driver's license
5. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Building Maintenance Service and Sales use.

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6. Approval of General Plan Amendment (GPA-63571) and Rezoning (ZON-63573) shall be required.
7. Approval of and conformance to the Conditions of Approval for Variance (VAR-63817), Variance (VAR-63891) and Site Development Plan Review (SDR-63575) shall be required.
8. 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.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
11. The on-site service, maintenance or clean-out of the street sweepers is prohibited.
12. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 4, 2016.

Sincerely,



Thomas A. Perrigo  
Director  
Department of Planning

TAP:clb

cc: Mr. George Garcia  
G.C. Garcia, Inc.  
1055 Whitney Ranch Drive, Suite #210  
Henderson, Nevada 89014