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CITY MANAGER

December 8, 2016

Ms. Janice Zitting  
MCC Investment Company LTD  
3416 E. 8350 S  
Salt Lake City, Utah 84121

**RE: ABEYANCE ITEM - SUP-65375 [PRJ-65195] – SPECIAL USE PERMIT  
RELATED TO ZON-65372, VAR-65373, VAR-65374 AND SDR-65376  
CITY COUNCIL MEETING OF DECEMBER 7, 2016**

Dear Ms. Zitting:

The City Council at a regular meeting held on December 7, 2016 **APPROVED** a request for a Special Use Permit FOR A PROPOSED BOAT AND TRAILER DEALERSHIP (NEW AND USED) WITH A WAIVER TO ALLOW A MINIMUM SITE AREA OF 23,087 SQUARE FEET WHERE 25,000 SQUARE FEET IS REQUIRED at 5250 West Charleston Boulevard (APN 138-36-803-004), R-1 (Single Family Residential) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-65195].

This approval is subject to the following conditions.

**Planning**

1. An administrative required review shall be conducted in one year from the date of issuance of business license
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Boat & Trailer Dealership (New and Used) use
3. Approval of a Rezoning (ZON-65372) and approval and conformance to the Conditions of Variance (VAR-65373), Variance (VAR-65374) and Site Development Plan Review (SDR-65376) shall be required, if approved
4. 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.
5. Waiver from Title 19.12 is hereby approved, to allow a minimum site area of 23,087 square feet.

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

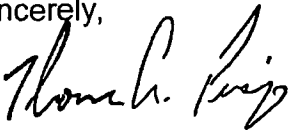
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MCC Investment Company LTD  
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- 6 All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety
- 7 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.
8. 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 December 8, 2016

Sincerely,



Thomas A Perrigo  
Director  
Department of Planning

TAP:clb

cc. Mr. James Dillon  
Nevada Safes  
5250 West Charleston Boulevard  
Las Vegas, Nevada 89146

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