



January 13, 2016

GRBSGG LLC  
1348 Enchanted River Drive  
Henderson, Nevada 89012

**LAS VEGAS  
CITY COUNCIL**

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CITY MANAGER

**RE: SUP-62214 [PRJ-61682] - SPECIAL USE PERMIT RELATED TO GPA-62212, ZON-62213, VAR-62590, SUP-62215 AND SDR-62217  
PLANNING COMMISSION MEETING OF JANUARY 12, 2016**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 52,563 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682], was considered by the Planning Commission on January 12, 2016.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following amended conditions:

Planning

1. A one year Administrative Required Review from the date of issuance of Certificate of Occupancy shall be required.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use.
3. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-62212), Rezoning (ZON-62213), Variance (VAR-62590) and Site Development Plan Review (SDR-62217) shall be required.
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. 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.
6. 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.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

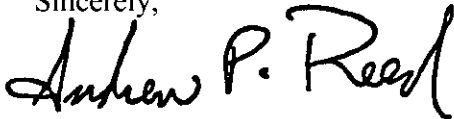


/city of las vegas

7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on February 17, 2016, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP  
Planning Supervisor  
Case Planning Division

AR:nl

cc:

Carman Auto Superstore West Coast, LLC  
1240 Bergen Parkway, Ste. A-250  
Evergreen, Colorado 80403

Ms. Stephanie Allen  
Kaempfer Crowell  
1980 Festival Plaza Drive, Ste. 650  
Las Vegas, Nevada 89135