



January 13, 2016

**LAS VEGAS
CITY COUNCIL**

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MAYOR

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

GRBSGG LLC
1348 Enchanted River Drive
Henderson, Nevada 89012

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

Dear Applicant:

Your request for a Variance TO ALLOW NO IMPROVEMENTS TO AN EXISTING PRIVATE STREET AND TO ALLOW NO CUL-DE-SAC WHERE SUCH IS REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 15.05 acres 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:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-62212), Rezoning (ZON-62213), Special Use Permit (SUP-62214), Special Use Permit (SUP-62215) and Site Development Plan Review (SDR-62217) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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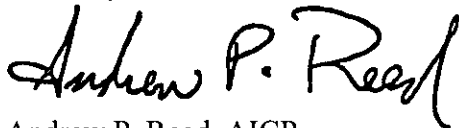


/city of las vegas

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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