



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

February 9, 2022

Mr. Sal Guy
401 Buffalo Holdings LLC
3145 St. Rose Pkwy., Ste. 200
Henderson, Nevada 89052

**RE: ABEYANCE - 21-0712-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of a request TO ALLOW SEVEN-FOOT WIDE PARKING STALL WIDTHS WHERE NINE FEET IS REQUIRED; 15-FOOT PARKING STALL LENGTHS WHERE 18 FEET IS REQUIRED AND 22-FOOT DRIVE AISLES WHERE 24 FEET IS THE MNIMUM REQUIRED FOR A PARKING LOT OF AN EXISTING COMMERCIAL DEVELOPMENT on 5.52 acres at 251 North Buffalo Drive (APN 138-28-819-011 and 019), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

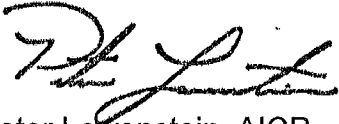
This approval is subject to the following conditions:

Planning

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. 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 March 16, 2022. This meeting will be held at 9:00 A.M. at 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,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Doug Rankin
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Ste. 210
Henderson, Nevada 89014