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March 9, 2022

Mr. Mark Maffey
Garden City LLC
500 South Rancho Drive, Ste. 2
Las Vegas, Nevada 89106

RE: 22-0002-SUP1

PLANNING COMMISSION MEETING OF MARCH 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *March 8, 2022* voted to **APPROVE** a request FOR A PROPOSED 12,579 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) USE WITHIN AN EXISTING USED MOTOR VEHICLES SALES FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for an Auto Repair Garage (Major) use, except as amended herein.
2. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required.
3. Conformance to the approved conditions for Special Use Permit (SUP-78656), Special Use Permit (SUP-77684) and Special Use Permit (SUP-77728).
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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **March 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **March 21, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Peter Balmes
Gerber Collision
400 West Grand Avenue
Elmhurst, IL 60126

Mr. Gerald Alan Shurley, Jr.
Shurley Design Studio
9270 Onesto Avenue
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