



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
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January 11, 2023

Christine Hryciw  
20037 Livorno Way  
Porter Ranch, California 91326

**RE: 22-0561 [VAR1, VAR2, AND SUP1]  
PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on **January 10, 2023** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.45 acres at 3730 Capella Avenue, Suites #1 through #6 (APN 162-08-410-009), M (Industrial) Zone, Ward 1 (Knudsen)

**22-0561-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 28 ADDITIONAL SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT**

**22-0561-VAR2 - VARIANCE - TO ALLOW NO OUTDOOR STORAGE SCREENING WHERE SUCH IS REQUIRED AND TO ALLOW CHAIN LINK FENCING**

**22-0561-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR USE**

This approval is subject to the following conditions:

**22-0561-VAR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0561-SUP1) 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.

**22-0561-VAR2 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0561-SUP1) 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.

**22-0561-SUP1 AMENDED Conditions:**

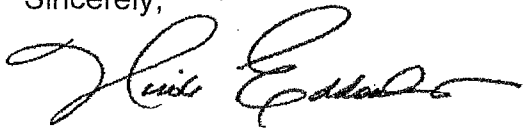
**Planning**

1. Approval of and conformance to the Conditions of Approval for Variances (22-0561-VAR1 and VAR2) 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, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
6. No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.
7. The razor wire shall be removed within 90 days of final approval.

This item will be considered by the City Council on February 15, 2023. 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Carlos Pittelli  
AMG Auto Sales  
3730 Capella Avenue Suites 1-6  
Las Vegas, Nevada 89102