



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

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June 7, 2023

Christine Hryciw  
20037 Livorno Way  
Porter Ranch, California 91326

**RE: 22-0561-VAR1, 22-0561-VAR2 AND 22-0561-SUP1 - ABEYANCE  
ITEM  
CITY COUNCIL MEETING OF JUNE 7, 2023**

Dear Applicant:

The City Council at a regular meeting held on *June 7, 2023* voted to **APPROVE** 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 3 (Knudsen).

**22-0561-VAR2 - VARIANCE - TO ALLOW NO OUTDOOR STORAGE SCREENING WHERE SUCH IS REQUIRED AND TO ALLOW CHAIN LINK FENCING WITH RAZOR WIRE WHERE SUCH MATERIALS ARE PROHIBITED**

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

This approval is subject to the following conditions:

**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.



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3. The razor wire shall be removed within 90 days of final approval.
4. The chain link fencing shall be in compliance with Title 19.08.100 height standards.
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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **22-0561-SUP1 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.

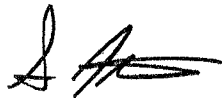
**22-0561-VAR1, 22-0561-VAR2 and 22-0561-SUP1 – Page Three**  
**June 7, 2023**

The City Council at a regular meeting held on **June 7, 2023** voted to **STRIKE** the following Land Use Entitlement project request on 0.45 acres at 3730 Capella Avenue, Suites #1 through #6 (APN 162-08-410-009), M (Industrial) Zone, Ward 3 (Knudsen).

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

The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development

STF:nl

cc:

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