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March 13, 2024

Norberto Madrigal
4830 East Cartier
Las Vegas, Nevada 89115

RE: 24-0019-SUP1
PLANNING COMMISSION MEETING OF MARCH 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW A 23,958 SQUARE-FOOT SITE AREA DESIGNATED FOR THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 1333 East Charleston Boulevard (APNs 139-34-811-061 and 063), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use.
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. A Waiver from Title 19.12 is hereby approved, to allow a 23,958 square-foot site area designated for the use where 25,000 square feet is the minimum required.
4. 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 Building and Safety Division.
5. 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.

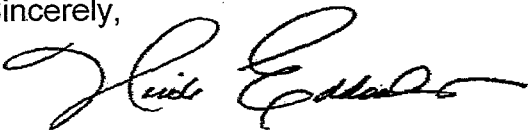
6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
9. No sales, display, or storage of sale vehicles shall take place in the public right-of-way.

This action by the Planning Commission on March 12, 2024 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 Community Development at 702.229.6301 after March 26, 2024. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp