



**LAS VEGAS
CITY COUNCIL**

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LAS VEGAS, NV 89101
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March 13, 2024

Luke Choi
16 Anthem Pointe Court
Henderson, Nevada 89052

RE: 24-0026-SUP1
PLANNING COMMISSION MEETING OF MARCH 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED AUTO REPAIR GARAGE, MINOR USE at 2301 North Decatur Boulevard, Suite #150 (APN 138-24-511-036), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Rezoning (ZON-9961) and Site Development Plan Review (22-0685-SDR1) shall be required.
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 Building and Safety Division.
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.



Public Works

6. 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.

This item will be considered by the City Council on April 17, 2024. 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:bp

cc:

Jose Flores
3519 Montengo Drive
Las Vegas, Nevada 89121