



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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May 15, 2024

Sam Anabl
Rebel Land and Development, LLC
1450 North Benson Avenue, Suite A
Upland, California 91786

RE: 24-0113-SUP1
PLANNING COMMISSION MEETING OF MAY 14, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED AUTO SMOG CHECK USE at 901 North Buffalo Drive (APN 138-28-620-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

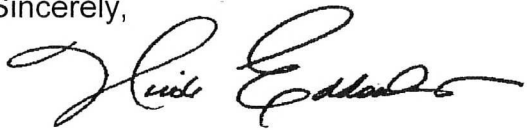
Planning

1. The Auto Smog Check facility shall be designed to be architecturally compatible with the primary building on the site.
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.



This action by the Planning Commission on May 14, 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 May 28, 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

cc:

Leo Flangas
600 South Third Street
Las Vegas, Nevada 89101

Dennis Rusk
3530 West Torino Avenue
Las Vegas, Nevada 89139