



June 20, 2024

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DÍAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
City Manager

Buzz Horden
Floresta, LLC
2320 Paseo Del Prado #B302
Las Vegas, Nevada 89102

**RE: 24-0256 [VAR1, SUP1, AND SDR1]
PLANNING COMMISSION MEETING OF JUNE 18, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 9.52 acres at 3050 Sirius Avenue, Suite #102 (APN 162-08-303-032), M (Industrial) Zone, Ward 3 (Diaz).

24-0256-VAR1 - VARIANCE - TO ALLOW FOUR ADDITIONAL PARKING SPACES WHERE 16 ADDITIONAL SPACES ARE REQUIRED

24-0256-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTOMOBILE RENTAL USE

24-0256-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PARKING LOT RECONFIGURATION

This approval is subject to the following conditions:

24-0256-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow for four additional parking stall where 16 are 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.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0256-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile Rental use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0256-VAR1) shall be required, if approved.
3. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0256-SDR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0256-SUP1) and Variance (24-0256-VAR1) 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 development shall be in conformance with the site plan date stamped 05/22/24 except as amended by conditions herein.
4. An Exception from Title 19.08 is hereby approved, to allow zero parking lot landscaping trees where four are required.

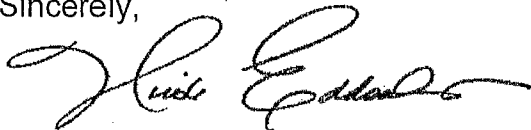
5. An Exception from Title 19.08 is hereby approved, to allow parking to directly abut a building where such is not allowed.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Fire & Rescue

9. Applicant shall submit a fire protection report to Fire Engineering for the repair and storage of fueled vehicles within a building per the International Fire Code and the International Building Code. This report shall be approved prior to building permit issuance or occupancy. Verify that required fire flow is available to the site.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission on June 18, 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 July 1, 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:

Travellers Autobarn Inc
3050 Sirius, Suite 102
Las Vegas, Nevada 89102