



**LAS VEGAS
CITY COUNCIL**

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CITY HALL

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LAS VEGAS, NV 89101

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December 4, 2024

Nibras Admon
Phenomenal Investments, LLC
1533 Tillman Falls Avenue
Las Vegas, Nevada 89106

RE: 24-0500-EOT1
CITY COUNCIL MEETING OF DECEMBER 4, 2024

Dear Applicant:

The City Council at a regular meeting held on *December 4, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR AN APPROVED 48,787 SQUARE-FOOT TOWING AND IMPOUND YARD WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.12 acres at the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-023 through 025), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

This approval is subject to the following conditions:

24-0500-EOT1 CONDITIONS

Planning

1. This approval shall expire on October 19, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0272-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 5, 2024.



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
Department of Planning

STF:PL:jr
cc:

George Garcia
G.C. Garcia, Inc
1055 Whitney Ranch Drive, Suite 210
Henderson, Nevada 89014