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cityoflasvegas
lasvegasnevada.gov

April 9, 2025

Jorge Rodriguez
Juan & Norma Family Trust
2707 Thomasville Avenue
Henderson, Nevada 89052

**RE: 24-0650 [VAR1, SUP1, AND SUP2]
PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.04 acres at 634 North Eastern Avenue (APN 139-25-407-004), C-2 (General Commercial) Zone, Ward 3 (Diaz).

ABEYANCE - RENOTIFICATION - **24-0650-VAR1** - VARIANCE - TO ALLOW EXISTING PERIMETER WALLS AND FENCES THAT DO NOT CONFORM TO TITLE 19.08 OUTDOOR STORAGE SCREENING REQUIREMENTS

ABEYANCE - RENOTIFICATION - **24-0650-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED COMMISSARY USE

ABEYANCE - RENOTIFICATION - **24-0650-SUP2** - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE

This approval is subject to the following conditions:

24-0650-VAR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0650-SUP1) and Special Use Permit (24-0650-SUP2) shall be required, if approved.
2. A Variance is hereby approved, to allow a six-foot tall wall/fence where an eight-foot solid wall is required.
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.

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

24-0650-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Commissary use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0650-VAR1) and Special Use Permit (24-0650-SUP2) 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.

Public Works

7. Prior to the issuance of a business license, provide a Commissary or Servicing Depot Agreement per Southern Nevada Health District Mobile Food Establishment Regulation 10-702 to verify waste disposal alternative and justify not needing a sewer service connection on-site.

24-0650-SUP2 CONDITIONS:

Planning

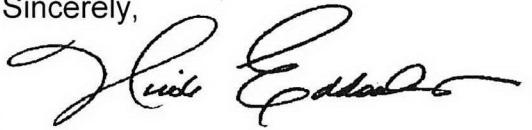
1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/Transient Sales Lot use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0650-VAR1) and Special Use Permit (24-0650-SUP1) shall be required, if approved.
3. This approval shall be void 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. The proposed Open Air Vending (Food Truck) use is hereby approved, to allow the proposed Open Air Vending (Food Truck) to operate from 10:00am to 2:00am, where 10:00am to 8:00pm is allowed.
5. 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.
6. 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.
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.

This item will be considered by the City Council on May 21, 2025. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Jonathan Ibarra
Ibarra's Commissary LLC
2942 Brooks Park Drive
North Las Vegas, Nevada 89030

Jorge Rodriguez
Americana Property Management
6590 Rainbow Boulevard #100
Las Vegas, Nevada 89118