



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
*Mayor*

BRIAN KNUDSEN  
*Mayor Pro Tem*

VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA  
SUMMERS-ARMSTRONG

MIKE JANSSEN  
*City Manager*

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



cityoflasvegas  
lasvegasnevada.gov

April 9, 2025

Nathaniel Taylor  
Bonanza Auto Plaza LLC  
1426 East Charleston Boulevard, #110  
Las Vegas, Nevada 89104

**RE: 25-0047 [EOT1, EOT2, AND EOT3]  
PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 3.42 acres at 4561 and 4565 East Bonanza Road (APNs 140-32-101-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Diaz).

**25-0047-EOT1** - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0428-SUP1) - FOR AN APPROVED AUTO REPAIR GARAGE, MAJOR USE

**25-0047-EOT2** - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0428-SUP2) - FOR AN APPROVED AUTO SMOG CHECK USE

**25-0047-EOT3** - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0428-SDR1) - FOR AN APPROVED 16,330 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE DEVELOPMENT WITH WAIVERS OF BUILDING DESIGN AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**25-0047-EOT1 CONDITIONS:**

**Planning**

1. This approval shall expire on May 9, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0428-SUP1) 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.

**25-0047-EOT1 CONDITIONS:**

**Planning**

1. This approval shall expire on May 9, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0428-SUP2) 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.

**25-0047-EOT1 CONDITIONS:**

**Planning**

1. This approval shall expire on May 9, 2027 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 (22-0428-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.

This action by the Planning Commission on **April 8, 2025** 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 **April 21, 2025**. 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,

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:

Nathaniel Taylor  
Taylor Consulting Group Inc  
8414 West Farm Road, #180-211  
Las Vegas, Nevada 89131