



**LAS VEGAS
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cityoflasvegas
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June 11, 2025

Eran Gold
Gold Lt Re LLC
6590 South Rainbow Boulevard, Suite #100
Las Vegas, Nevada 89118

**RE: 25-0109 [VAR1, VAR2, SUP1, AND SDR1]
PLANNING COMMISSION MEETING OF JUNE 10, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 10, 2025* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard, approximately 605 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Brune).

ABEYANCE - **25-0109-VAR1** - VARIANCE - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 66 FEET IS REQUIRED

ABEYANCE - **25-0109-VAR2** - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 44 PARKING SPACES ARE REQUIRED

ABEYANCE - **25-0109-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR USE [MOTOR VEHICLE REPAIR, MINOR]

ABEYANCE - **25-0109-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 7,449 SQUARE-FOOT MOTOR VEHICLE REPAIR AND 400 SQUARE-FOOT SMOG CHECK DEVELOPMENT WITH A WAIVER TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED

This item is scheduled to be heard again at the **July 8, 2025** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission 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:

Rene Rolin
Momeni Engineers
3110 South Durango Drive, Suite 205
Las Vegas, Nevada 89117