

**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

June 11, 2025

Nevada Traivai
615 Lacy Lane
Las Vegas, Nevada 89107

RE: 25-0164-SUP1
PLANNING COMMISSION MEETING OF JUNE 10, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *June 10, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE SALES USE (USED VEHICLES) WITH A WAIVER TO ALLOW THE MINIMUM AREA FOR A SITE DESIGNATED EXCLUSIVELY FOR THE SALE OF USED MOTOR VEHICLES TO BE LESS THAN 25,000 SQUARE FEET at 1410 North Eastern Avenue (APN 139-25-101-012), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

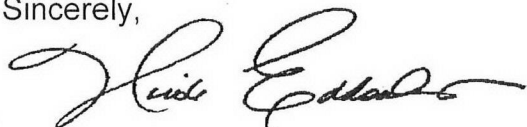
Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales use, except as modified by conditions herein.
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. A Waiver from Title 19.12 is hereby approved, to allow the minimum area for a site designated exclusively for the sale of used motor vehicles to be less than 25,000 square feet.
4. All front yard and perimeter fencing shall be permitted and meet minimum code requirements within 30 days of final approval or shall be removed within 30 days of final approval.
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. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on July 16, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Cristhian P. Hernandez
265 Hidden Highlands Drive
Las Vegas, Nevada 89110