



**LAS VEGAS  
CITY COUNCIL**

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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

July 9, 2025

Nerces Himidian  
Bonanza Auto LLC  
1426 East Charleston Boulevard, #110  
Las Vegas, Nevada 89104

**RE: 25-0016 [VAR1, SUP1, AND SDR1]  
PLANNING COMMISSION MEETING OF JULY 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 8, 2025* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 2.09 acres at 4561 and 4565 East Bonanza Road (APNs 140-32-101-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Diaz)

**ABEYANCE - 25-0016-VAR1 - VARIANCE - TO ALLOW 156 PARKING SPACES WHERE 199 PARKING SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE THREE LOADING SPACES ARE REQUIRED**

**ABEYANCE - 25-0016-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (22-0428-SUP1) FOR A PROPOSED 6,368 SQUARE-FOOT EXPANSION OF AN APPROVED 16,330 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR USE**

**ABEYANCE - 25-0016-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0428-SDR1) FOR A PROPOSED ONE-STORY 6,368 SQUARE-FOOT EXPANSION OF AN APPROVED 16,330 SQUARE-FOOT MOTOR VEHICLE REPAIR DEVELOPMENT**

This item is scheduled to be heard again at the **August 12, 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 choose not to attend, the Planning Commission may act in your absence without your input.



cityoflasvegas  
lasvegasnevada.gov

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

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