



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**

DIRECTOR

**CITY HALL**

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LAS VEGAS, NV 89101

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cityoflasvegas  
lasvegasnevada.gov

August 21, 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]  
CITY COUNCIL MEETING OF AUGUST 20, 2025**

Dear Applicant:

The City Council at a regular meeting held on *August 20, 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).

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

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

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

**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 will be considered by the City Council on **September 3, 2025** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 A.M. 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 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

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