



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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September 4, 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 SEPTEMBER 3, 2025**

Dear Applicant:

The City Council at a regular meeting held on **September 3, 2025** voted to **APPROVE** 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-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 44 PARKING SPACES ARE REQUIRED

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

25-0109-SDR1 - ABEYANCE ITEM -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

The City Council at a regular meeting held on **September 3, 2025** voted to **STRIKE** 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 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 66 FEET IS REQUIRED

This approval is subject to the following conditions:

25-0109-VAR2 CONDITIONS:

Planning

1. A Variance is hereby approved, to allow 37 parking spaces where 38 parking spaces are required.
2. Approval of and conformance to the Conditions of Approval for Variance (25-0109-VAR1), Special Use Permit (25-0109-SUP1) and Site Development Plan Review (25-0109-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0109-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Parts Sales, Installation and Repair use, except as amended by conditions herein.
2. Approval of and conformance to the Conditions of Approval for Variances (25-0109-VAR1 and VAR2) and Site Development Plan Review (25-0109-SDR1) shall be required, if approved.
3. The hours of operation shall be limited to 8 a.m. to 6 p.m. Monday through Friday and 9 a.m. to 5 p.m. on Saturday. No business activity shall occur on Sundays.
4. An administrative Required Review shall be conducted six months after the issuance of a business license.
5. 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.

6. 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.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0109-SDR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (25-0109-VAR1 and VAR2) and Special Use Permit (25-0109-SUP1) shall be required, if approved.
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. All development shall be in conformance with the site plan, landscape plan, date stamped, 08/25/25, and building elevations, date stamped 08/19/25, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to allow bay doors to face the public right-of-way where such is not allowed.
5. An Exception from Title 19.08.040 is hereby approved, to allow eight parking area trees where 11 parking area trees are required.
6. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
7. Trees located within the eastern landscape buffers shall be large, fast growing 36-inch box size trees with a minimum trunk caliper of 3 inches measured 6 inches from the base of the tree.
8. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit to reflect a depiction of materials and color palette for the proposed Smog Check Building. Revised elevations shall be consistent with Title 19.08 architectural design standards.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. The proposed driveway shall be a radius style driveway. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
14. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. No sales, display, or storage of sale vehicles shall take place in the public right-of-way.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

19. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 4, 2025.

Sincerely,



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