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**October 16, 2025**

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

**RE: 25-0016 [VAR1, SUP1, AND SDR1]  
CITY COUNCIL MEETING OF OCTOBER 15, 2025**

Dear Applicant:

The City Council at a regular meeting held on **October 15, 2025** voted to **APPROVE** 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).

**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**

**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**

**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 approval is subject to the following conditions:

**25-0016-VAR1 CONDITIONS:**

**Planning**

1. A Variance is hereby approved, to allow 156 parking spaces where 199 parking spaces are required and to allow one loading space where three loading spaces are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0016-SUP1) and Site Development Plan Review (25-0016-SDR1), if approved.

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**October 16, 2025**

3. Conformance to the approved conditions for Special Use Permit (22-0428-SUP1) and Site Development Plan Review (22-0428-SDR1), except as modified by conditions herein.
4. 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.
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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**25-0016-SUP1 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Parts Sales, Installation and Repair use.
2. Approval of and conformance to the Conditions of Approval for Variance (25-0016-VAR1) and Site Development Plan Review (25-0016-SDR1) shall be required, if approved.
3. Conformance to the approved conditions for Special Use Permit (22-0428-SUP1), except as modified by conditions herein.
4. This approval is a major amendment to, and shall run concurrently with, the approval for Special Use Permit (22-0428-SUP1). No further action is needed, as this approval is extended, exercised or expired with 22-0428-SUP1.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**25-0016-SDR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (25-0016-VAR1) and Special Use Permit (25-0016-SUP1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0428-SDR1) shall be required, except as amended herein.
3. This approval is a major amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0428-SDR1). No further action is needed, as this approval is extended, exercised or expired with 22-0428-SDR1.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 05/14/25 and building elevations, date stamped 04/16/25, except as amended by conditions herein.
5. An Exception from Title 19.08.040 is hereby approved, to allow 20 perimeter landscape buffer trees where 47 perimeter landscape buffer trees are required.
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.
8. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR shall be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.

9. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
10. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
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. Per condition #19 of 22-0428-SDR1, grant a Bus Shelter Pad Easement on Bonanza Road in conformance with Standard Drawing #234.2 and 234.5 to the Regional Transportation Commission (RTC) prior to the issuance of permits. If required by the RTC, construct the bus shelter pad at a location acceptable to the RTC. Relocate the existing wall to accommodate the bus shelter pad.
14. Per condition #21 of 22-0428-SDR1, extend public sewer in Diamond Head Drive from Roxella Lane to the western edge of this site at a size, depth and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering.
15. Per condition #25 of 22-0428-SDR1, a Technical Drainage Study must be approved prior to the issuance of permits. An amendment to the currently unapproved study (DS5783) may be used to satisfy this condition.
16. Construct a permanent mountable median in Diamond Head Drive to prevent U-turns along the entire frontage of the property. Driveway on Diamond Head Drive shall be restricted to right-in/right-out only. Existing driveways on the south shall remain full access driveways. Relocate the existing speed hump/ cushion on Diamond Head Drive to not interfere with proposed driveway.

17. 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.
18. 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. Any existing walls or obstructions within the sight visibility zone shall be relocated.
19. Queues for the overall development shall not extend into the public right-of-way. If gates are installed, the gates shall comply with the recommendations of the City Traffic Engineer and shall remain open during business hours. No sales, display, or storage of vehicles shall take place in the public right-of-way.
20. Comply with all applicable conditions of approval for 22-0428-SDR1 and any other site related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 16, 2025.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

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