



**LAS VEGAS
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cityoflasvegas | lasvegasnevada.gov

October 15, 2025

The 2147 North Decatur Series of L & R
9920 Rancho Destino Road
Las Vegas, Nevada 89183

**RE: 25-0294 [VAR1 AND SUP1]
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.42 acres at 2147 North Decatur Boulevard, Suite #110 (APN 138-24-611-014), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

25-0294-VAR1 - VARIANCE - TO ALLOW 14 PARKING SPACES WHERE 48 SPACES ARE REQUIRED

25-0294-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MINOR] USE

This approval is subject to the following conditions:

25-0294-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow 14 parking spaces where 48 spaces are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0294-SUP1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-60389), except as amended 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.

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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.

25-0294-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Parts Sales, Installation and Repair [Motor Vehicle Repair, Minor] use, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Variance (25-0294-VAR1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-60389).
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, 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.

Public Works

8. 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.

9. The sale, display, or storage of customer or sale vehicles and/or products is not permitted in the public right-of-way.

This item will be considered by the City Council on November 19, 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:jr

cc:

Dave Duque Jimenez
4429 Mossy Rock Court
Las Vegas, Nevada 89108