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October 15, 2025

Ingris Lopez
739 Rossmore Drive
Las Vegas, Nevada 89110

**RE: 25-0325-SUP1
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE PART SALES, INSTALLATION AND REPAIR USE [MOTOR VEHICLE REPAIR, MINOR] at 1550 North Lamb Boulevard (APN 140-29-101-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

25-0325-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Parts Sales, Installation and Repair use [Motor Vehicle Repair, Minor].
2. Conformance to the approved conditions for Rezoning and Plot Plan Review (Z-0099-76), except where amended herein.
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/30/25, except as amended 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. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit for Certificate of Occupancy, to reflect the changes herein:
 - The site plan must provide a van-accessible ADA parking space with eight-foot and five-foot wide access aisles.

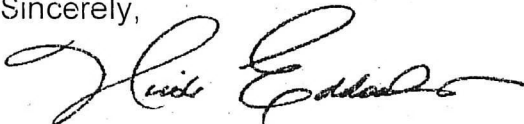
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as 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.

Public Works

9. Coordinate a sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
10. 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.
11. The sale, display, or storage of customer or sale vehicles and/or products is not permitted in the public right-of-way.

This action by the Planning Commission on **October 14, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **October 27, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:
Adan Castillo
5468 Funks Grove Lane

Las Vegas, Nevada 89122