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cityoflasvegas
lasvegasnevada.gov

December 16, 2025

CORRECTED LETTER

Miguel Gutierrez
6245 North Dapple Gray Road
Las Vegas, Nevada 89149

**RE: 23-0158 [EOT1 AND EOT2]
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 5 (Crear)

23-0158-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A SECOND EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-75850) FOR A BUILDING MAINTENANCE SERVICE AND SALES USE

23-0158-EOT2 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A SECOND EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-75850) FOR A BUILDING MAINTENANCE SERVICE AND SALES USE

This approval is subject to the following conditions:

23-0158-EOT1 Conditions:

Planning

1. This approval shall expire on 04/09/25 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-75850) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0158-EOT2 Conditions:

Planning

1. This approval shall expire on 04/09/25 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-75851) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on June 13, 2023 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 June 26, 2023. 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

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