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January 14, 2026

Martin Toumaian
Gilbert Baghramian
9420 West Sahara Avenue
Las Vegas, Nevada 89117

**RE: 25-0525 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF JANUARY 13, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to **WITHDRAW WITHOUT PREJUDICE** of the following Land Use Entitlement project requests on 1.69 acres located on the west side of Rancho Drive, approximately 350 feet north of Ricky Road (APN 138-12-801-001), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL on the Land Use Entitlement project.

25-0525-VAR1 - VARIANCE - TO ALLOW 67 PARKING SPACES WHERE 69 ARE REQUIRED

25-0525-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SD-0006-00) FOR A PROPOSED 12,700 SQUARE-FOOT MOTOR VEHICLE REPAIR (AUTO REPAIR MINOR) DEVELOPMENT WITH A WAIVER TO ALLOW BAY DOORS TO FACE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED AND A PARKING LOT RECONFIGURATION

The Notice of Final Action was filed with the Las Vegas City Clerk on January 14, 2026.

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr