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cityoflasvegas
lasvegasnevada.gov

February 11, 2026

Highland Drive Investments LLC
4955 South Durango Drive, #214
Las Vegas, Nevada 89113

RE: 25-0509-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *February 10, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW 23 PARKING SPACES WHERE 65 ARE REQUIRED on 1.00 acre at 2908 Highland Drive, Suite #140 (APN 162-09-202-010), M (Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following **Amended** conditions:

Planning

- A. The hours of operation are limited to Monday through Friday 8am to 5pm.
- B. No work shall occur outside of the enclosed structure.
- C. No inoperable vehicles shall be kept overnight in the parking lot. All inoperable vehicles shall be stored within an enclosed structure.
 - 1. A Variance is hereby approved to allow 23 parking spaces where 65 are required.
 - 2. 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.
 - 3. 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.
 - 4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 - 5. 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 **February 10, 2026** 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 **February 23, 2026**. 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:bp

cc:

Wendell Rangel
Concept Auto Body Repair LLC
2908 South Highland Drive
Las Vegas, Nevada 89109

Jennifer Gaynor
J. Gaynor Law
1810 South 7th Street
Las Vegas, Nevada 89104