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December 10, 2025

Rosalio Mendoza Navarro
1630 Sunset Drive
Las Vegas, Nevada 89108

**RE: 25-0472 [VAR1, VAR2, SUP1, SDR1]
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **DECEMBER 9, 2025** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), M (Industrial) Zone, Ward 5 (Summers-Armstrong).

ABEYANCE - RENOTIFICATION - **25-0472-VAR1** - VARIANCE - TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

ABEYANCE - RENOTIFICATION - **25-0472-VAR2** - VARIANCE - TO ALLOW EXISTING PERIMETER WALLS AND FENCES THAT DO NOT CONFORM TO TITLE 19.08 OUTDOOR STORAGE SCREENING REQUIREMENTS

ABEYANCE - RENOTIFICATION - **25-0472-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE

ABEYANCE - RENOTIFICATION - **25-0472-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING FACADE DEVELOPMENT STANDARDS; AND TO ALLOW CHAIN LINK PERIMETER FENCING AND BARBED WIRE WHERE SUCH IS NOT ALLOWED

This item is scheduled to be heard again at the **February 10, 2026** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Petya Balova
Balova Engineering
7495 West Azure Drive, Suite 140
Las Vegas, Nevada 89130