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495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

December 10, 2025

Xavier Seto  
3E Capital LLC  
6272 Spring Mountain Road Suite 110  
Las Vegas, Nevada 89146

**RE: 25-0476-SDR1**  
**PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 9, 2025* voted to **WITHDRAW WITHOUT PREJUDICE** the following Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 5,052 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Brune).

The Notice of Final Action was filed with the Las Vegas City Clerk on December 10, 2025.

Sincerely,

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

LaToya Moten  
Christian Brothers Automotive Corporation  
17725 Katy Freeway Suite 200  
Houston, Texas 77094

Ziad Kaakouch  
Z&Co, LLC  
3400 Montrose Boulevard #2916  
Houston, Texas 77006