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cityoflasvegas
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November 19, 2025

Rosallo Mendoza Navarro
1630 Sunset Drive
Las Vegas, Nevada 89108

**RE: 25-0472 [VAR1, VAR2, SUP1, AND SDR1]
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 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).

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

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

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

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 **December 9, 2025** 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 choose 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 a large initial "N" and a long, sweeping underline.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

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