



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 15, 2026

Jose Pena
2331 MLK Investment LLC
441 Mountain Villa Drive
Las Vegas, Nevada 89110

**RE: 26-0013 [VAR1, SUP1, AND SDR1]
PLANNING COMMISSION MEETING OF JULY 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to **DENY** the following Land Use Entitlement project requests on 0.42 acres at 2333 North Martin L King Boulevard (APN 139-21-102-005), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

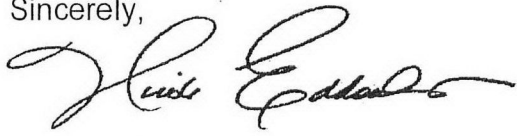
26-0013-VAR1 - VARIANCE - TO ALLOW 15 PARKING SPACES WHERE 20 ARE REQUIRED

26-0013-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MINOR] USE

26-0013-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 2,921 SQUARE-FOOT AUTO REPAIR GARAGE DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH A WAIVER OF TITLE 19.08 DEVELOPMENT STANDARDS TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED

This action by the Planning Commission on **July 14, 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 **July 27, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Dennis Lara
6895 East Lake Mead Boulevard, PMB 162
Las Vegas, Nevada 89156