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/city of las vegas

July 16, 2015

Ms. Judith Perez  
530 Holdings, LLC  
3790 Paradise Road, Suite #250  
Las Vegas, Nevada 89169

**RE: ABEYANCE - SDR-58412 [PRJ-57975] – SITE DEVELOPMENT PLAN  
REVIEW RELATED TO VAR-58410 AND VAR-58411  
CITY COUNCIL MEETING OF JULY 15, 2015**

Dear Ms. Perez:

The City Council at a regular meeting held on July 15, 2015 voted to **APPROVE** a request for a Site Development Plan Review TO CHANGE THE PARKING LOT CIRCULATION AND OTHER ON-SITE IMPROVEMENTS TO AN EXISTING AUTO REPAIR GARAGE, MINOR USE on 0.37 acres at 530 North Las Vegas Boulevard (APN 139-27-804-001), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-57975].

The approval is subject to the following conditions:

**Planning**

1. Within 60 days of approval, remove two 40-foot containers on the south side of the property and one 20-foot storage container on the east side of property.
2. Restripe handicap parking space to be compliant with Title 19.
3. All tires to be stored according to the requirements of Title 19.
4. Approval of and conformance to the Conditions of Approval for Variance (VAR-58411) shall be required, if approved.
5. 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.
6. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

Ms. Judith Perez  
530 Holdings, LLC  
SDR-58412 [PRJ-57975] - Page Two  
July 16, 2015

7. All development shall be in conformance with the site plan and building elevations, date stamped 04/23/15, except as amended by conditions herein.
8. An Exception from Title 19.08.110(12)(b) is hereby approved, to allow no parking lot landscape fingers where two trees are required.
9. 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 Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

12. Prior to the issuance of any building permits, grant a 10-foot Roadway Easement along Las Vegas Boulevard North and Bonanza Road. Additionally, grant a 40-foot Roadway Chord Easement at the southeast corner of Las Vegas Boulevard North and Bonanza Road.
13. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.