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**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

September 5, 2019

Mr. Jorge Cruz Diaz
2321 East Wilson Avenue
Las Vegas, Nevada 89101

**RE: ABEYANCE - SUP-76476 [PRJ-74190] - SPECIAL USE PERMIT
RELATED TO ZON-76475 AND SDR-76477
CITY COUNCIL MEETING OF SEPTEMBER 4, 2019**

Dear Mr. Diaz:

The City Council at a regular meeting held on September 4, 2019 voted to **APPROVE** a request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR USE at 400 West Owens Avenue (APN 139-22-403-003), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Crear) [PRJ-74190].

This approval is subject to the following conditions:

Planning

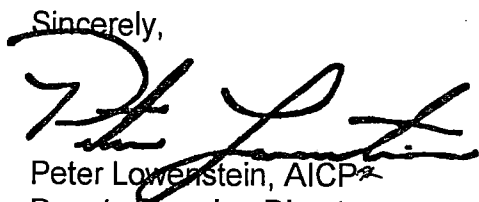
1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Repair Garage, Major use.
2. Approval of a Rezoning (ZON-76475) and approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SDR-76477) shall be required.
3. This approval shall be void 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.
4. 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.

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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2019.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over the typed name.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. Edgar Montalvo
2209 Tosca Street, Suite #8-101
Las Vegas, Nevada 89128