



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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July 14, 2021

Ms. Marie Maleske
Cardan Lindell North, LLC
5550 W. Sahara Avenue
Las Vegas, Nevada 89146

**RE: 21-0255-VAR1 AND 21-0255-SUP1
PLANNING COMMISSION MEETING OF JULY 13, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 13, 2021* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 4.01 acres at 5540 West Sahara Avenue (APN 163-01-404-022), C-2 (General Commercial) Zone, Ward 1 (Knudsen).

21-0255-VAR1 - VARIANCE - TO ALLOW AN EXISTING 11-FOOT TALL PERIMETER WALL WITH RAZOR WIRE WHERE 10 FEET IS THE MAXIMUM HEIGHT ALLOWED AND RAZOR WIRE IS NOT ALLOWED

21-0255-SUP1 - SPECIAL USE PERMIT - FOR A MOTOR VEHICLES SALES (NEW) USE

This approval is subject to the following amended conditions:

21-0255-VAR1 CONDITIONS

Planning

1. Remove the razor wire upon final approval.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0255-SUP1 CONDITIONS

Planning

1. The outdoor speaker system shall be utilized for security purposes only and not to play music or make announcements.
2. A one-year administrative review shall be performed from the date of final approval.
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.
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.

This item will be considered by the City Council on August 18, 2021. This meeting will be held at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 A.M. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Department of Planning

SG:nl

cc:

Marcel Baum
Towbin Management, Inc.
5550 W. Sahara Avenue
Las Vegas, Nevada 89146

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Carolynn Towbin
5550 W. Sahara Avenue
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