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August 29, 2019

Mr. Rubio Ramirez
Rubio Ramirez, LLC
9316 Ruby Arrow Court, Unit #101
Las Vegas, Nevada 89178

**RE: ABEYANCE - SDR-76597 [PRJ-76300] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO VAR-76590, VAR-76594 AND SUP-76595
PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2019**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *September 10, 2019* as referred to above, will consider your request for a Site Development Plan Review FOR A PROPOSED 8,228 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) FACILITY WITH AN EXISTING 1,308 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH WAIVERS TO ALLOW DEVIATIONS TO PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED AND TO ALLOW A SERVICE BAY DOOR TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on *Wednesday, September 4, 2019* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Alberto Jauregui
Rubio Ramirez, LLC
3505 E. Harmon, Ste. B
Las Vegas, Nevada 89121

Mr. Richard Gallegos
Pacific Design Concepts
6725 S. Eastern Ave., Ste. 5
Las Vegas, Nevada 89119