



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDPR with Parking reduction for Vehicle Parts and installatio

Project Address (Location) 2923 - 2929 West Sahara

Project Name SEC Sahara Richfield COnversion **Proposed Use** Vehicle Repair - Minor

Assessor's Parcel #(s) 162-08-501-001 **Ward #** 3 - Diaz

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information _____

Property Owner Katana Holdings **Contact** _____
Address 848 N Rainbow Blvd #2998 **City** Las Vegas **State** NV **Zip** 89107
E-mail _____ **Phone** _____

Applicant My Development Corporation **Contact** Ben Moshe
Address 8360 W Sahara Avenue **City** Las Vegas **State** NV **Zip** 89117
E-mail Benmoshe@MYDCcompanies.com **Phone** _____

Representative Brown, Brown and Premsrirut **Contact** Lora Dreja
Address 520 South Fourth Street **City** Las Vegas **State** NV **Zip** 89101
E-mail Lora@Brownlawlv.com **Phone** (702) 598-1408

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? Yes No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____
Partner(s) _____

* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

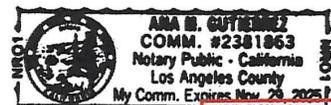
* Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]
 An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Michellelene Kovacs

Subscribed and sworn before me
 This 16th day of OCTOBER, 2024
[Signature] ANA M. GUTIERREZ

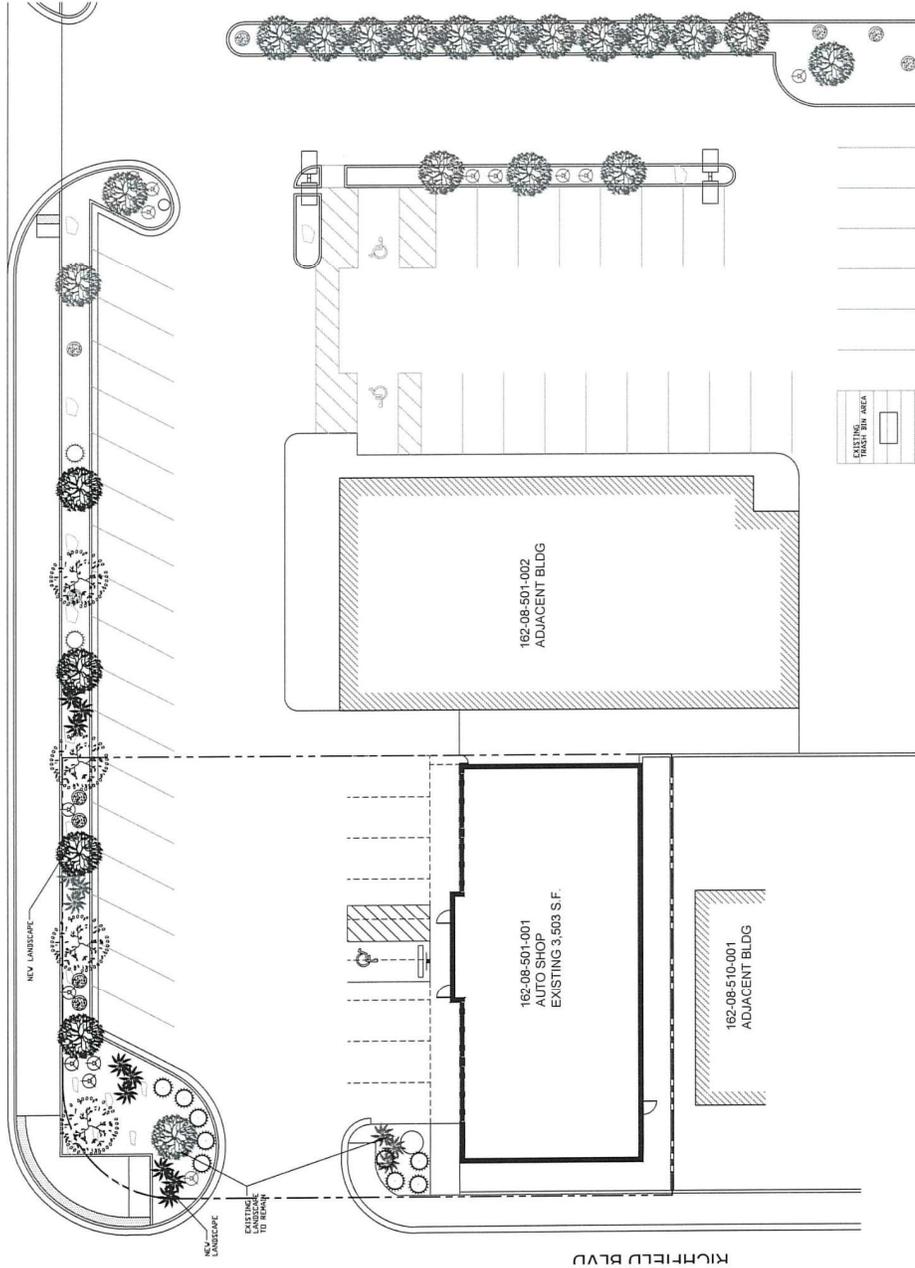
Notary Public in and for said County and State



24-0554
 10/17/2024

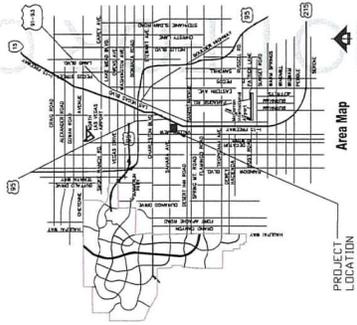
Submitted after final agenda
 Items 28a-c

SAHARA AVENUE



EXISTING PLANTING LEGEND		
TREES	BOTANICAL NAME	COMMON NAME
	Podocarpus n. "Smart Museum"	2' x 4'
	Chloroph. "Eschscholzia"	2' x 4'
SHRUBS		
	PERNETHEM SETICORNIS "SUNBEAM"	RED BUDDED BIRD
	LANTANA CANADA "WHITE"	WHITE LANTANA
	AGAVE QUANTILLOA	TUNA FLOWERED AGAVE
	CHAMBEROPUS HUMILIS	MEDICINAL FAN PALM
ROCK MULCH AND MISCELLANEOUS		
	- ROCK GROUND COVER SHALL BE 3/4" "DITA GOLD DECOMPOSED GRANITE "MIXA MULCH"	
	- PLANT MATERIALS SHALL BE THE RECOMMENDATIONS OF THE SOUTHERN FLORIDA REGIONAL PLANT LIST.	

24-0554
01/7/2024



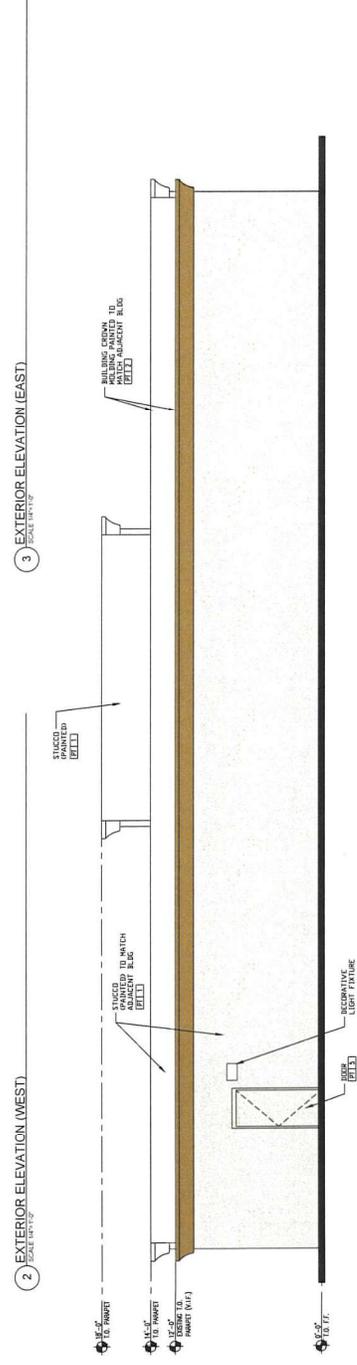
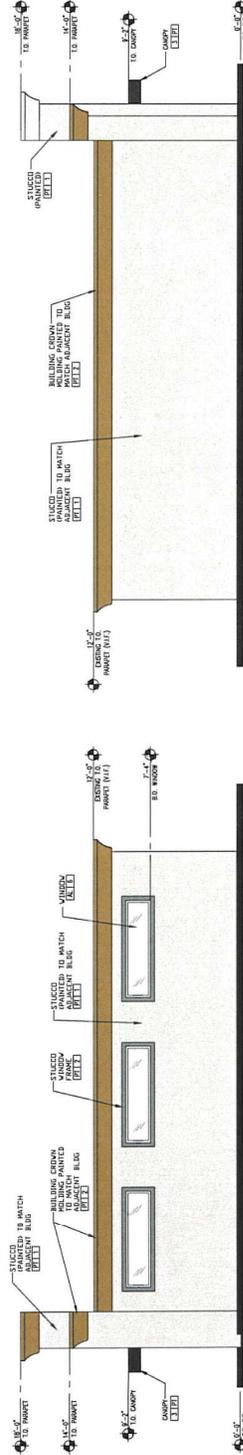
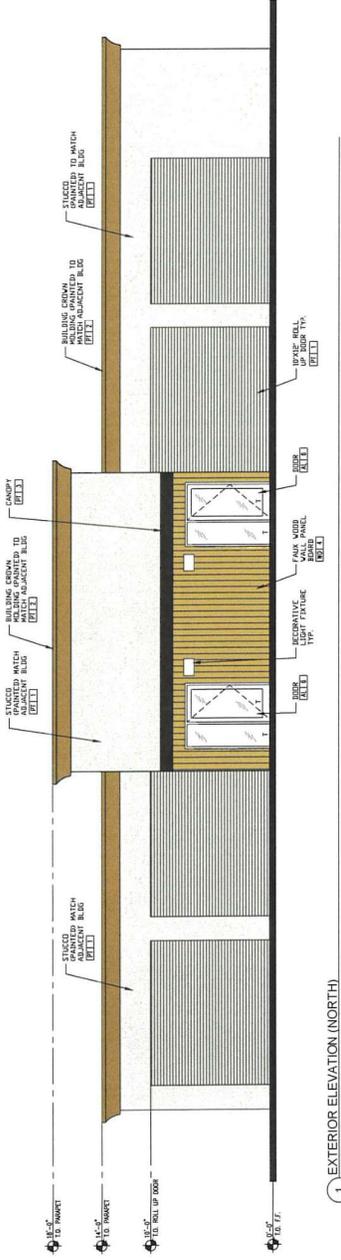
moment ENGINEERS, LLC
 1100 S. DUNNWOOD DRIVE, SUITE 200
 LAS VEGAS, NEVADA 89147
 TEL: (702) 734-3400 FAX: (702) 734-3404

EXISTING/NEW LANDSCAPE PLAN
 SCALE: 1/32" = 1'-0"

PROPOSED WEST SAHARA AUTO

EXTERIOR ELEVATION COLOR LEGEND

NO.	COLOR	DESCRIPTION
01	[Color swatch]	EXTERIOR WALL, FINE
02	[Color swatch]	EXTERIOR WALL, COARSE
03	[Color swatch]	EXTERIOR WALL, MEDIUM
04	[Color swatch]	EXTERIOR WALL, DARK
05	[Color swatch]	EXTERIOR WALL, LIGHT
06	[Color swatch]	EXTERIOR WALL, METAL
07	[Color swatch]	EXTERIOR WALL, GLASS
08	[Color swatch]	EXTERIOR WALL, WOOD
09	[Color swatch]	EXTERIOR WALL, STONE
10	[Color swatch]	EXTERIOR WALL, BRICK
11	[Color swatch]	EXTERIOR WALL, TILE
12	[Color swatch]	EXTERIOR WALL, PLASTER
13	[Color swatch]	EXTERIOR WALL, CONCRETE
14	[Color swatch]	EXTERIOR WALL, MASONRY
15	[Color swatch]	EXTERIOR WALL, OTHER

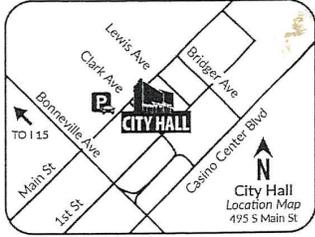


PROPOSED WEST SAHARA AUTO

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

JAN 13 2025

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

Dumb!

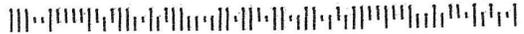
Please use available blank space on card for your comments.
24-0554 and 24-0554-VARI and 24-0554-SUP1 and 24-0554-SDR1

Planning Commission Meeting of 01/14/2025

24-0554
16208511038
OEHLER C F FAMILY TRUST
OEHLER CHARLES F & BEVERLY M TRS
2824 MERRITT AVE
LAS VEGAS NV 89102-6087

*Hem 28a-28c
P*

66 L P C F N P 1 66 1 0 2



Application Information

24-0554 - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: KATANA HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.29 acres located at the southeast corner of Sahara Avenue and Richfield Boulevard (APN 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

24-0554-VAR1 - VARIANCE - TO ALLOW 44 PARKING SPACES WHERE 79 SPACES ARE REQUIRED **NO!**

24-0554-SUP1 - SPECIAL USE PERMIT- FOR A PROPOSED MOTOR VEHICLE PARTS SALES, **NO!**
INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MINOR] USE
Dumb & NO!

24-0554-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING 3,503 SQUARE-FOOT COMMERCIAL BUILDING INTO A MINOR AUTO REPAIR GARAGE WITH WAIVERS TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED **No!**

Application Location



The proposed project may not pertain to the entire highlighted project site.

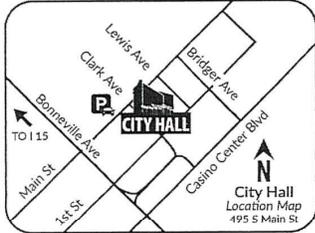
Public Hearing Information

Meeting: Planning Commission
Date: 04/14/2025
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

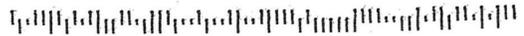
24-0554 and 24-0554-VAR1 and 24-0554-SUP1 and 24-0554-SDR1

Planning Commission Meeting of 01/14/2025

24-0554
16205416024
GARDNER WILLIAM & MICHAELETTA
3021 PLAZA DE ROSA
LAS VEGAS NV 89102-4048

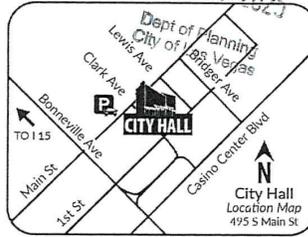
*Item 28a-28c
A*

69 LADPNP1 69102



City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.
24-0554 and 24-0554-VAR1 and 24-0554-SUP1 and 24-0554-SDR1
Planning Commission Meeting of 01/14/2025

69 LRF0747 1 69102

Department of Community
Development
495 South Main St
3rd Floor
Las Vegas NV 89101

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JAN 13 2025
Dept of Planning
City of Las Vegas

Development Group
Regarding 24-0554, 24-0554 Var
and so forth.

We do NOT want a auto
repair business in our backyard
there are over 6 homes backing
up to this area that are well
established HOMES,

Please, put this business
down towards the auto wash site
where homes don't backup to them

Sincerely
Christina Farber
Robert Whipple
2832 Alcoa Ave
Las Vegas NV 89102

Item 28a-28c



Mr. Robert Whipple
2832 Alcoa Ave
Las Vegas, NV 89102