



# 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) EXTENSION OF TIME (EOT)-22-0428 (SUP1, SUP2, SDR1)

**Project Address** (Location) 4565 EAST BONANZA ROAD, LAS VEGAS, NV 89110

**Project Name** BONANZA AUTO PLAZA

**Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 140-32-101-016

**Ward #** 3

**General Plan:** Existing \_\_\_\_\_

Proposed \_\_\_\_\_

**Zoning:** Existing \_\_\_\_\_

Proposed \_\_\_\_\_

**Additional Information** THIS IS A REQUEST FOR A 2 YEAR EXTENTION OF TIME (EOT) FOR-22-0428 (SUP1, SUP2, SDR1)–TO ALLOW FOR THE PROPERTY OWNER TO SECURE FINANCING TO BUILD THE APPROVED PROJECT

**Property Owner** BONANZA AUTO PLAZA LLC

**Contact** Nathaniel Taylor

**Address** 1426 E. CHARLESTON BLVD., #110

**City** LAS VEGAS **State** NV **Zip** 89104

**E-mail** info@thetaylorconsultinggroup.com

**Phone** 702-483-7045

**Applicant** BONANZA AUTO PLAZA LLC

**Contact** Nathaniel Taylor

**Address** 1426 E. CHARLESTON BLVD., #110

**City** Las Vegas **State** NV **Zip** 89104

**E-mail** info@thetaylorconsultinggroup.com

**Phone** 702-483-7045

**Representative** TAYLOR CONSULTING GROUP INC

**Contact** Nathaniel Taylor

**Address** 8414 W. FARM ROAD, #180-211

**City** LAS VEGAS **State** NV **Zip** 89131

**E-mail** info@thetaylorconsultinggroup.com

**Phone** 702-483-7045

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** \_\_\_\_\_

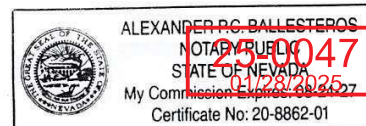
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** HERCÉS S. HIMIDIAN

Subscribed and sworn before me

This 22ND day of JANUARY, 20 25

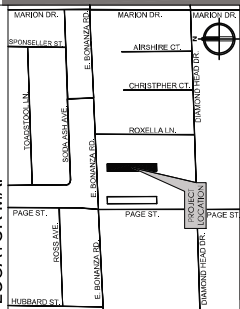
Notary Public in and for said County and State



DESIGN REVIEW FOR:

**BONANZA  
AUTO PLAZA LLC**  
4565 BONANZA RD.  
LAS VEGAS, NEVADA 89110  
PARCEL # 140-32-101-016

LOCATOR MAP



PROJECT INFORMATION

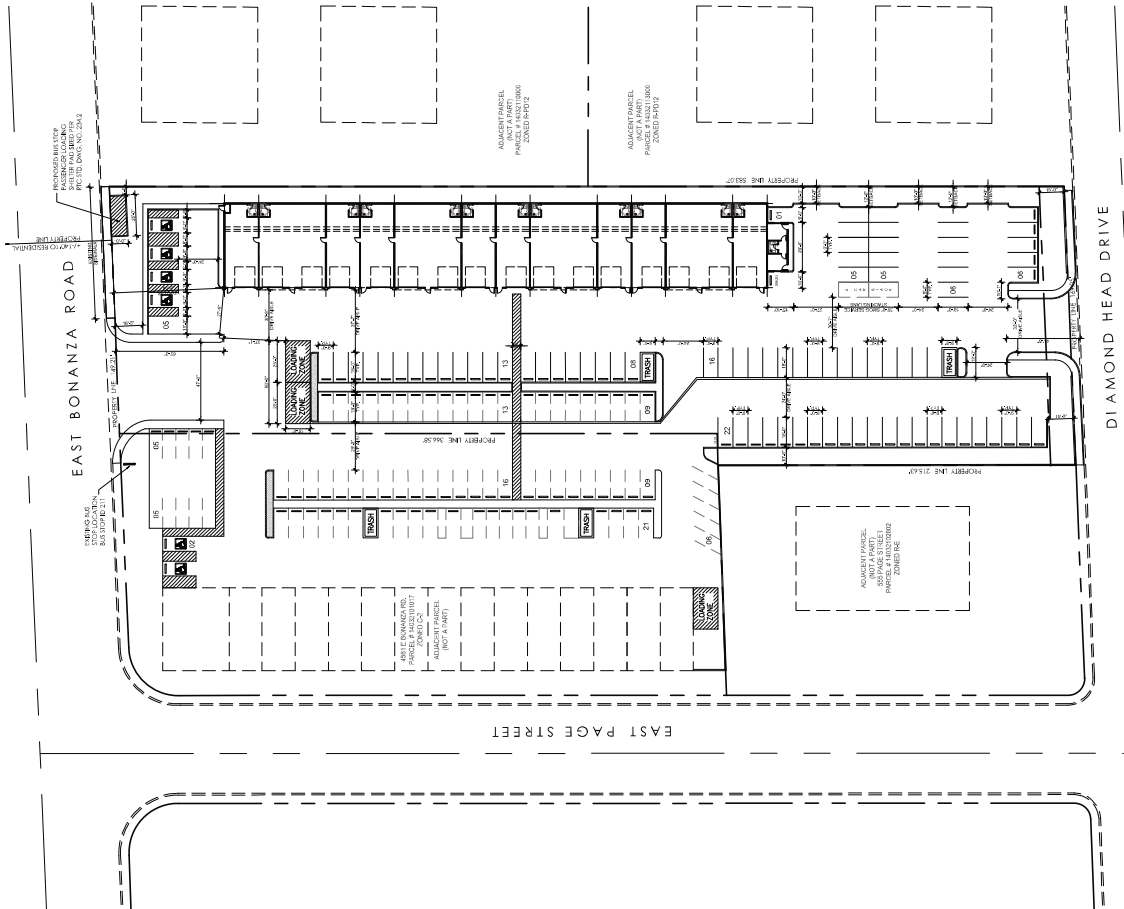
**OWNER:** BONANZA AUTO PLAZA LLC  
**SITE ADDRESS:** 4565 BONANZA RD.  
**ASSessor'S PARCEL NUMBER:** 140-32-101-016  
**CITY:** LAS VEGAS  
**COUNTY:** CLAY COUNTY  
**CURRENT ZONING CLASSIFICATION:** URBAN COMMERCIAL DISTRICT (C-1)  
**EXISTING BUILDING SIZE:** 16,000 S.F.  
**PROPOSED BUILDING SIZE:** 16,000 S.F.  
**TOTAL BUILDING SIZE:** 32,000 S.F.  
**USE:** COMMERCIAL  
**PARKING USE FACTORS:**  
5 STALLS + 1,200 S.F. FT.  
**REQUIRED PARKING STALLS:** 125  
**PROPOSED PARKING STALLS:** 125  
**STANDING STALLS:** 87 STALLS  
**TOTAL STALLS:** 125 STALLS  
**REQUIRED LOADING ZONES:** 3  
**LOADING ZONES:** 3  
**LOADING ZONES:** 3

**25-0047**  
01/28/2025

1

PROPOSED SITE PLAN

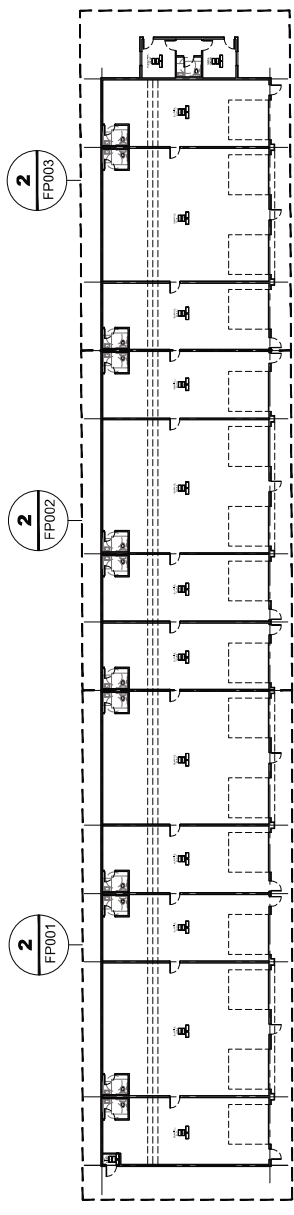
SCALE: 1/32" = 1'-0"



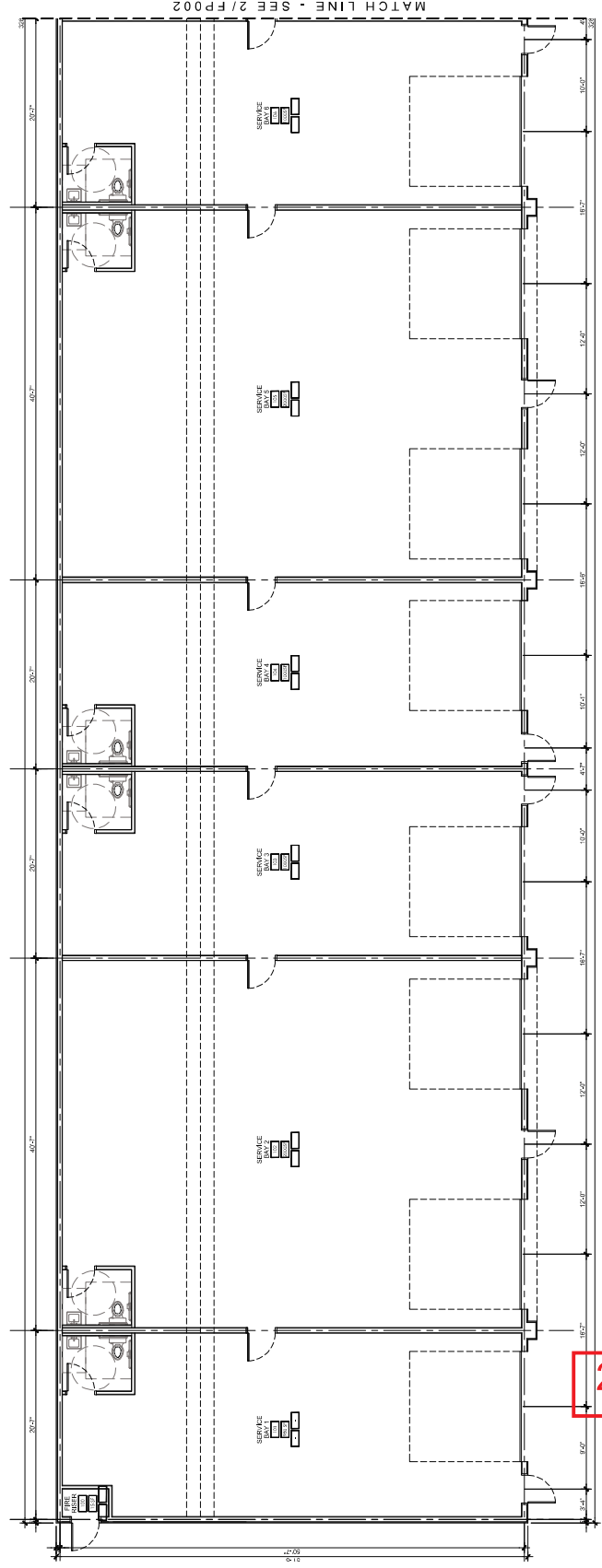
**22-0428**  
02/13/2023



FLOOR AREA CALCULATION	
08 EA. 1 BAY SERVICE SUITES (2,000 S.F.)	8,000 SQ. FT.
04 EA. 2 BAY SERVICE SUITES (2,000 S.F.)	8,000 SQ. FT.
01 EA. 3000 SERVICE AND PRIVATE OFFICE	14,000 SQ. FT.
TOTAL OFFICE BUILDING FOOTPRINT	20,000 SQ. FT.



1 OVERALL KEY PLAN  
SCALE: 1/16" = 1'-0"



2 PROPOSED FLOOR PLAN  
SCALE: 3/16" = 1'-0"



STAMP

22-0428  
01/14/2023

FLOOR AREA CALCULATION

04 EA. 1 BAY SERVICE BAY (1000 S.F.)	8,000 SQ. FT.
04 EA. 2 BAY SERVICE BAY (1000 S.F.)	8,000 SQ. FT.
01 EA. SMOG SERVICE AND PRIVATE OFFICE	1,000 S.F.
TOTAL EXTERIOR BUILDING FOOTPRINT	16,000 SQ. FT.

REVISIONS  
Rev. Description  
Date

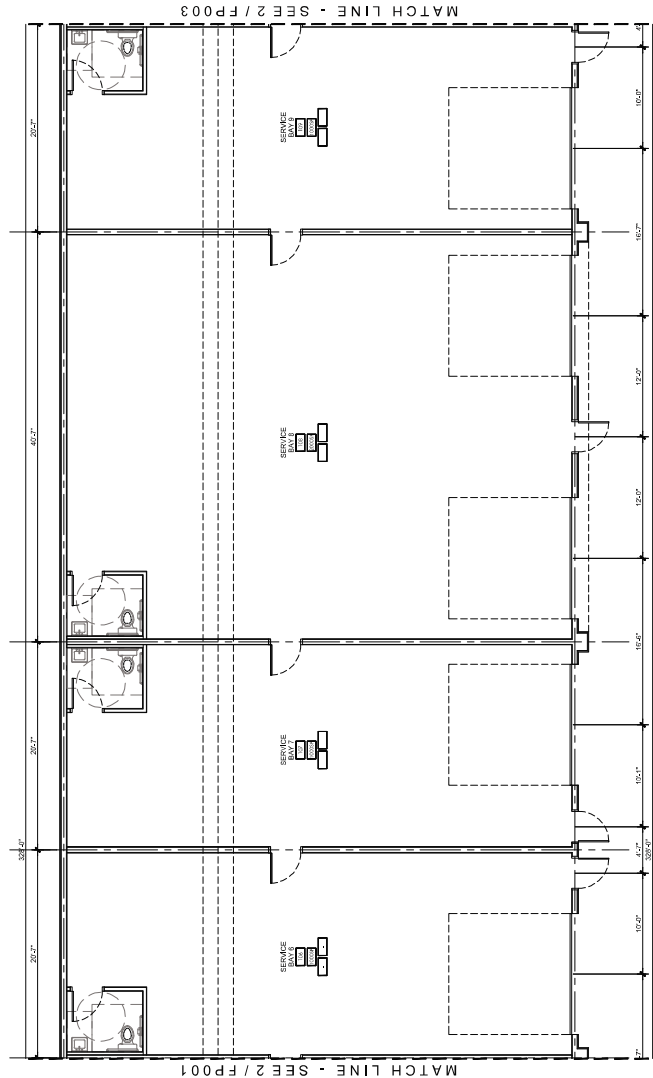
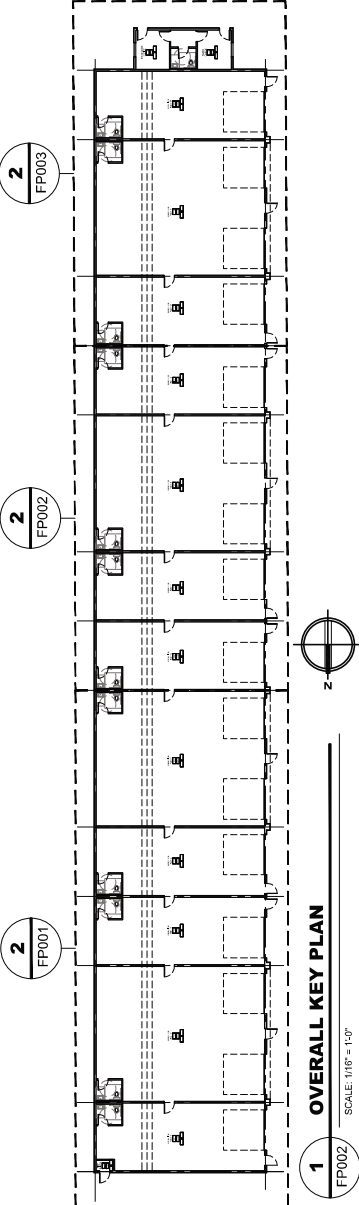
DESIGN REVIEW FOR:  
4565 E BONANZA  
AUTO SERVICE PLAZA  
4565 EAST BONANZA ROAD  
LAS VEGAS, NEVADA 89110  
APN: 140-32-101-016

These plans were prepared by the undersigned, a duly licensed Professional Engineer, and the undersigned hereby certifies that the undersigned is duly licensed and qualified to prepare and seal these plans, and that the undersigned is not providing engineering services to the project owner under a contract that is in violation of the Nevada Engineering Act.

DLC CONSULTING  
DEVELOPMENT / LAND ANALYSIS / CONSTRUCTION  
2885 EAST QUAIL AVENUE  
LAS VEGAS, NEVADA 89120  
PHONE: 702.521.7021

PROJECT NO.:  
10262022  
JOB NUMBER:  
013-21-030  
SHEET NAME:  
PROPOSED  
FLOOR PLAN  
CONTINUED  
SHEET

FP002



25-0047  
01/28/2025

STAMP

REVISIONS  
No. Description  
Date

DESIGN REVIEW FOR:  
**4565 E BONANZA  
AUTO SERVICE PLAZA**  
4565 EAST BONANZA ROAD  
LAS VEGAS, NEVADA 89110  
APN: 140-32-101-016

These plans were prepared by the undersigned architect or engineer, and the undersigned certifies that he or she is a duly licensed professional in the State of Nevada, and that he or she is the author of these plans, or that he or she is a duly licensed professional in the State of Nevada, and that he or she is the author of these plans, or that he or she is a duly licensed professional in the State of Nevada, and that he or she is the author of these plans.

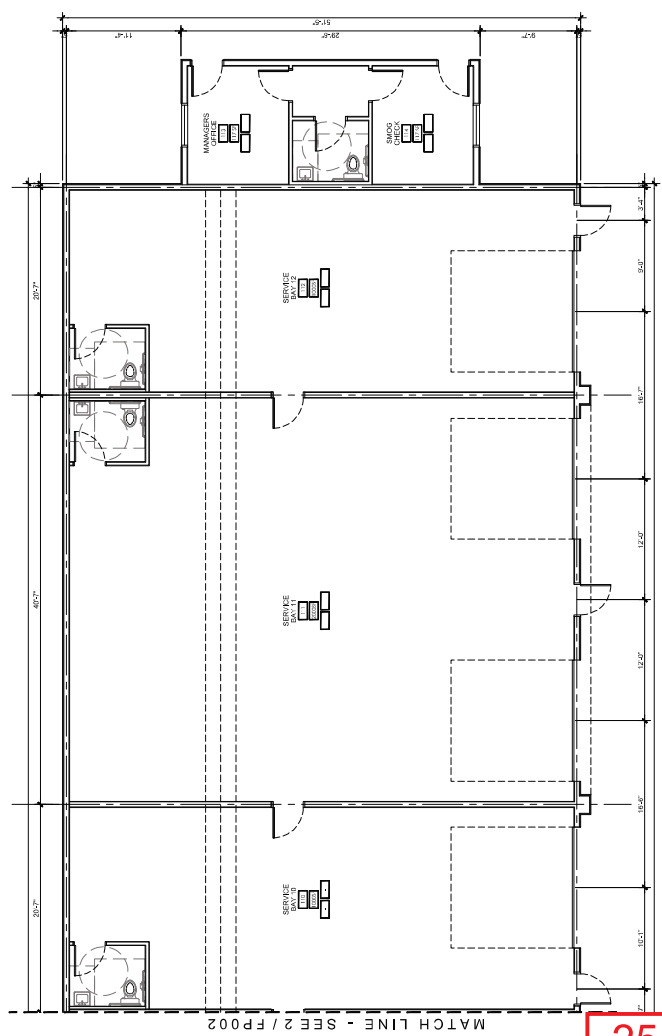
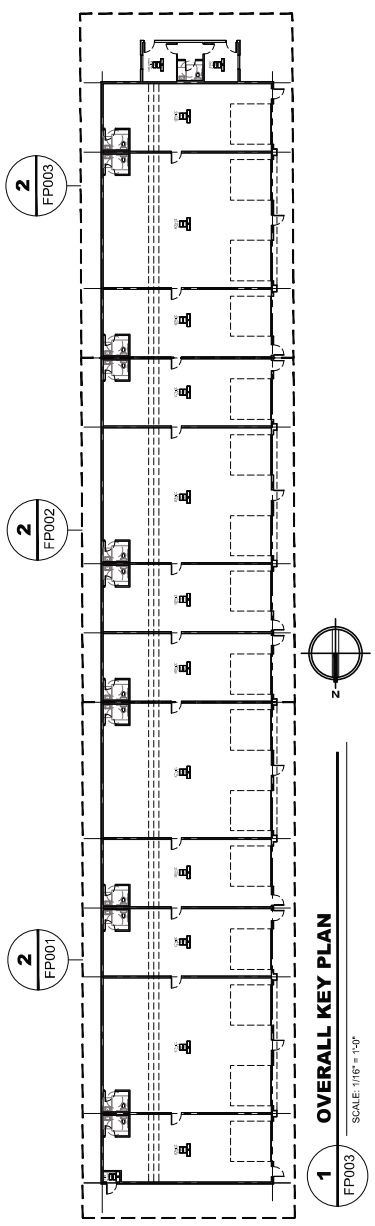
**DLC CONSULTING**  
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION  
2888 EAST QUAIL AVENUE  
LAS VEGAS, NEVADA 89120  
PHONE: 702-521-7021

DATE: 10/26/2022  
JOB NUMBER: 013-21-4380  
SHEET NAME:

SHEET:  
**FP003**

FLOOR AREA CALCULATION	
04 EA. 1 BAY SERVICE BAYES (1,000 S.F.)	4,000 SQ. FT.
04 EA. 2 BAY SERVICE BAYES (1,000 S.F.)	4,000 SQ. FT.
01 EA. SMDS SERVICE AND PRIVATE OFFICE	1,000 S.F.
TOTAL EXTERIOR BUILDING FOOTPRINT	16,000 SQ. FT.

22-0428  
01/14/2023



25-0047  
01/28/2025

STAMP

DATE: 10/26/2022  
PROJECT: 4565 E BONANZA  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
APPROVED BY: J. B. BROWN

DESIGN REVIEW FOR:  
4565 E BONANZA  
AUTO SERVICE PLAZA  
4565 EAST BONANZA ROAD  
LAS VEGAS, NEVADA 89110  
APN: 140-32-101-016

These plans were prepared by the undersigned, a duly licensed Professional Engineer in the State of Nevada, and I am a duly licensed Professional Engineer in the State of Nevada. I am not providing these plans for any other purpose than the one stated on the plans.

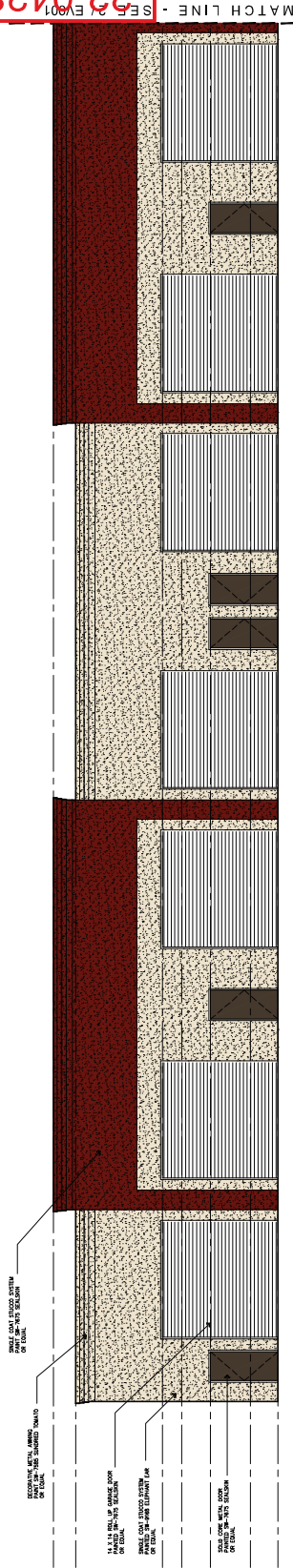
DESIGN REVIEW FOR:  
DLC CONSULTING  
DEVELOPMENT 1 LAND ANALYSIS 1 CONSTRUCTION  
2865 EAST QUAL AVENUE  
LAS VEGAS, NEVADA 89120  
PHONE: 702-571-7021

DATE: 10/26/2022  
PROJECT: 4565 E BONANZA  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
APPROVED BY: J. B. BROWN

DATE: 10/26/2022  
PROJECT: 4565 E BONANZA  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
APPROVED BY: J. B. BROWN

EV001

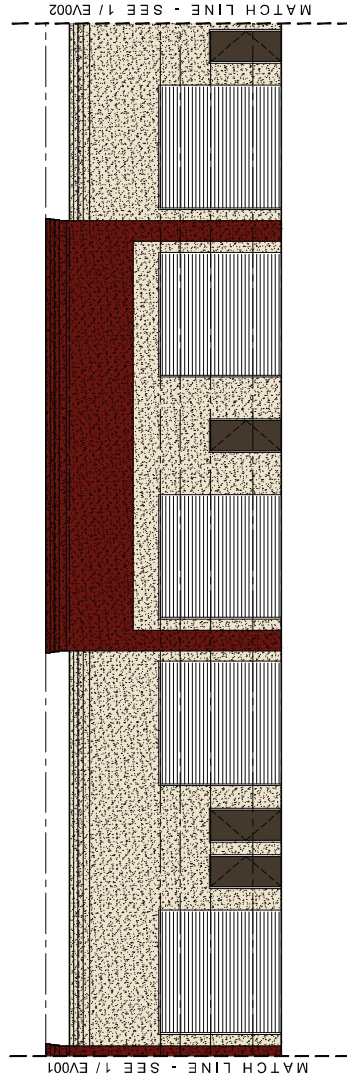
22-0428  
01/14/2023



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

EV001



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

EV001

25-0047  
01/28/2025

STAMP:

Rev Description  
10/26/2022 Original

DESIGN REVIEW FOR:  
4565 E BONANZA  
AUTO SERVICE PLAZA  
4565 EAST BONANZA ROAD  
LAS VEGAS, NEVADA 89110  
APN: 140-32-101-016

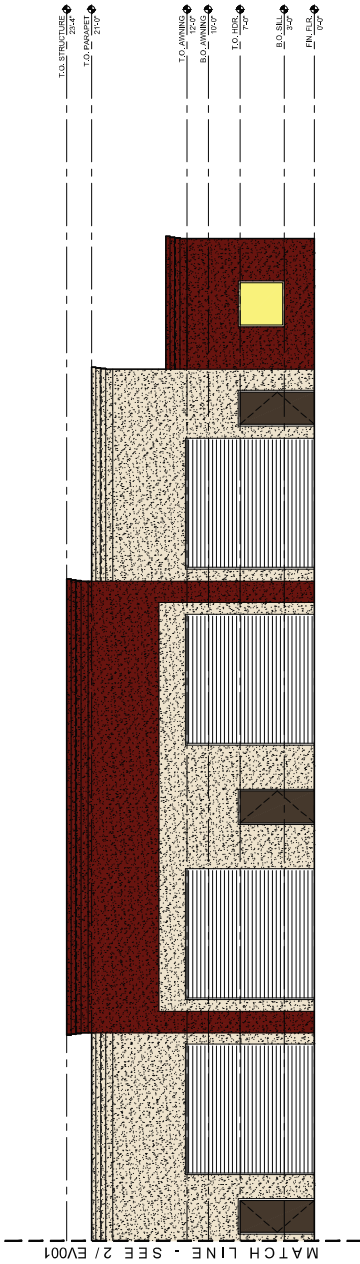
These notes are for the use of the architect and are not to be used for construction. The architect is responsible for the design and construction of the project. The engineer is responsible for the structural design and construction of the project. The architect and engineer are not responsible for the design and construction of the project.

DLC CONSULTING  
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION  
2885 EAST QUAIL AVENUE  
LAS VEGAS, NEVADA 89120  
PHONE: 702-521-7021

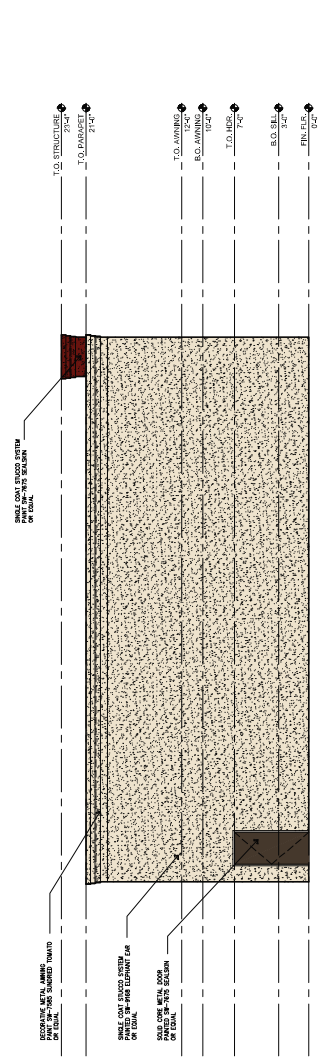
DATE: 10/26/2022  
JOB NUMBER: 019-21430  
SHEET NAME:

SHEET:  
EV002

22-0428  
01/14/2023



1 NORTH ELEVATION  
SCALE 3/16" = 1'-0"



2 WEST ELEVATION  
SCALE 3/16" = 1'-0"

25-0047  
01/28/2025





SHEET:

●

1

11

11

APN: 140-32-101-016  
LAS VEGAS, NEVADA 89110

11

11

T



T

WATCH LINE - SEE 17 EV004

MATCH LINE - SEE 2 / EV004

MATCH LINE - SEE 2 / EV003



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN

OLIVIA DIAZ  
FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

JORGE CERVANTES  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST.  
1ST FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



May 10, 2023

Nathaniel Taylor  
Bonanza Auto Plaza LLC  
4565 East Bonanza Road  
Las Vegas, Nevada 89110

**RE: 22-0428 [SUP1, SUP2, AND SDR1]  
PLANNING COMMISSION MEETING OF MAY 9, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 9, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 3.42 acres at 4561 and 4565 East Bonanza Road (APNs 140-32-101-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Diaz)

**22-0428-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR USE

**22-0428-SUP2** - SPECIAL USE PERMIT - FOR A PROPOSED AUTO SMOG CHECK USE

**22-0428-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16,330 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE DEVELOPMENT WITH WAIVERS OF BUILDING DESIGN AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**23-0428-SUP1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0428-SDR1) shall be required, if approved.
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 Building and Safety Division.

**25-0047**  
~~01/28/2025~~

4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0428-SUP2 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0428-SDR1) shall be required, if approved.
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 Building and Safety Division.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0428-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (22-0428-SUP1 and SUP2) shall be required, if approved.
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 development shall be in conformance with the site plan and landscape plan, date stamped 02/13/23 and building elevations, date stamped 01/14/23, except as amended by conditions herein.
4. A shared parking agreement in compliance with Title 19 requirements shall be recorded and submitted to the Department of Community Development prior to the issuance of any building permits.

25-0047  
01/28/2025



5. A Waiver from Title 19.08.040 is hereby approved, to allow a blank expressionless building façade where the building design should incorporate patterns and materials that provide visual interest.
6. A Waiver from Title 19.08.080 is hereby approved, to allow an eight-foot landscape buffer width along a portion of the north property line where 15 feet is required.
7. A Waiver from Title 19.08.080 is hereby approved, to allow a twelve-foot landscape buffer width along a portion of the south property line where 15 feet is required.
8. A Waiver from Title 19.08.080 is hereby approved, to allow no landscape buffer along a portion of the east property line where eight feet is required.
9. An Exception from Title 19.08.040 is hereby approved, to allow no shrubs within the north and south landscape buffer areas where four five-gallon shrubs are required per each tree.
10. An Exception from Title 19.08.040 is hereby approved, to allow 20 perimeter landscape buffer area trees where 47 are required.
11. An Exception from Title 19.08.110 is hereby approved, to allow seven interior parking area trees where 35 are required.
12. Proposed mechanical equipment shall be screened in accordance with Title 19 requirements.
13. 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 Building and Safety Division.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
16. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner, the landscape

25-0047  
01/28/2025

plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:

All proposed trees shall be a minimum size of 24-inch box in accordance with the recommendations of the Southern Nevada Regional Plant List.

17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

19. Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Bonanza Road adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required. Relocate the existing wall between the right-of-way and the easement such that the easement is unobstructed from the right-of-way.
20. Remove all unused driveways and replace with curb, gutter and sidewalk. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
21. Extend public sewer in Diamond Head Drive and connect to Public Sewer. Alternatively, coordinate a public sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
22. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
23. Landscape and maintain all unimproved right-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.
24. Queues for the overall development shall not extend into the public right-of-way. Site shall remain open during business hours.

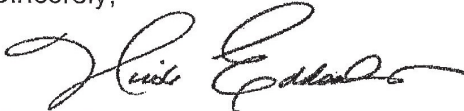
25-0047  
01/28/2025



25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the Planning Commission on May 9, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after May 22, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Nathaniel Taylor  
8414 West Farm Road #180-211  
Las Vegas, Nevada 89131

25-0047  
01/28/2025