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/city of las vegas

May 13, 2015

Mr. Bill Fink
Senior Nevada Benefit Group, LP
2360 Corporate Circle, Suite #400
Henderson, Nevada 89074

**RE: SUP-58539 [PRJ-57899] - SPECIAL USE PERMIT RELATED TO SDR-58540
PLANNING COMMISSION MEETING OF MAY 12, 2015**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW 18,295 SQUARE FEET OF AREA DEDICATED TO THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 2600 Fremont Street (APN 162-01-103-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57899], was considered by the Planning Commission on May 12, 2015.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-58540) 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. A Waiver from Title 19.12 is hereby approved, to allow 18,295 square feet of area dedicated to the use where 25,000 square feet is the minimum required.
5. 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.
6. 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.

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7. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **May 12, 2015** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 26, 2015**. 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,



Peter Lowenstein, AICP
Planning Section Manager
Case Planning Division

PL:nl

cc:

Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch, Suite #210
Henderson, Nevada 89014

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