



August 16, 2022

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CITY CLERK

2022 AUG 16 P 4:28

Cedric Crear, Councilman Ward 5  
Mayor Goodman & City Council  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

RE: Bonanza & Dike (22-0272-SDR1, 22-0272-ZON1)

Dear Councilman Crear, Mayor Goodman and City Council Members:

On behalf of my client, Phenomenal Towing, I am submitting a request for an abeyance on the above listed applications from the August 17, 2022 City Council meeting to the meeting being held on September 21, 2022. This continuance will allow time to continue working with the Councilman's office on items raised.

We respectfully request your consideration in the above listed matter. Please advise us of your decision. If you have any questions please feel free to contact me at (702) 435-9909.

Sincerely,

George C. Garcia  
Founder

GCG:amc

Submitted after final agenda

Items 38a-38b

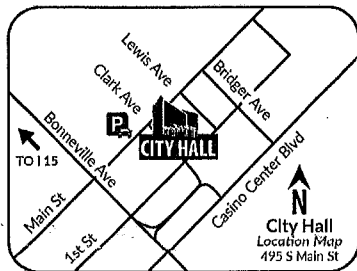


A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014  
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
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.

**22-0272 and 22-0272-ZON1 and 22-0272-SDR1**

City Council Meeting of **08/17/2022**

22-0272

13929813005

TWISTED WILLOW INVESTMENTS L L C

4780 W HARMON AVE # 4

LAS VEGAS NV 89103

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

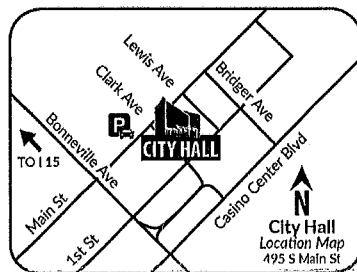
2022 AUG 15 P 1:17

91 110335240 0082



City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**22-0272 and 22-0272-ZON1 and 22-0272-SDR1**

City Council Meeting of **08/17/2022**

22-0272

13929813002

2301 BONANZA L L C

4780 W HARMON # 4

LAS VEGAS NV 89103

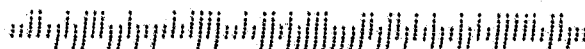
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Las Vegas, NV  
Permit No. 1630

2022 AUG 15 P 1:17

Submitted after final agenda

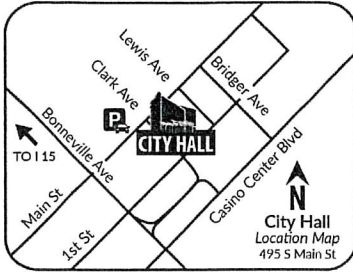
Items 38a and 38b

910335240 0082



City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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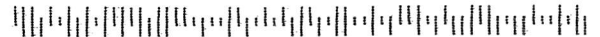
Please use available blank space on card for your comments.

**22-0272 and 22-0272-ZON1 and 22-0272-SDR1**

City Council Meeting of **08/17/2022**

22-0272  
13929811100  
JOHO STEVE  
PO BOX 271740  
LAS VEGAS NV 89127

89 89127 22-0272



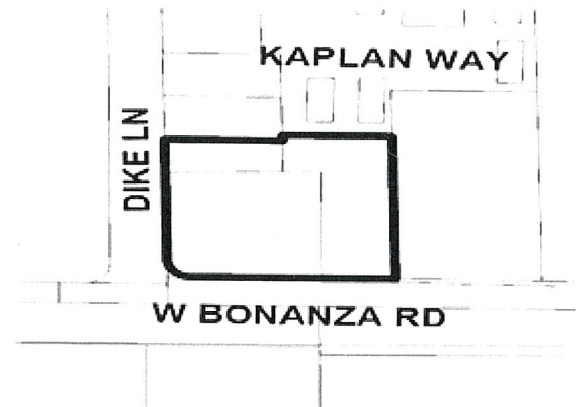
### Application Information

22-0272 - PUBLIC HEARING - APPLICANT/OWNER: PHENOMENAL TOWING, LLC - For possible action on the following Land Use Entitlement project requests on 1.12 acres located at the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-023, 024, and 025), Ward 5 (Cear). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

22-0272-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL)

22-0272-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 48,787 SQUARE-FOOT TOWING AND IMPOUND YARD WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

### Application Location



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

### Public Hearing Information

Meeting: City Council  
Date: 08/17/2022  
Location: City Council Chambers  
495 South Main St, 2<sup>nd</sup> Fl.  
Las Vegas, Nevada  
Time: 9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2<sup>nd</sup> Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings) or call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

NO, NO, NO. Please  
NO will create more traffic  
issues where it is already  
too busy