



**LAS VEGAS
CITY COUNCIL**

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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY

December 4, 2024

Roohani Kushrow Family Trust and Z M U Revocable Liv
Umer Malik
11510 Mystic Rose Ct.
Las Vegas, Nevada 89138

RE: 24-0463 [EOT1, EOT2, EOT3, AND EOT4]
CITY COUNCIL MEETING OF DECEMBER 4, 2024

Dear Applicant:

The City Council at a regular meeting held on *December 4, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 28.43 acres at the southeast corner of Centennial Parkway and Shaumber Road (APN 126-25-201-013), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the entire Land Use Entitlement project.

24-0463-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0417-SUP1) - FOR AN APPROVED 4,000 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER AND WINE USE

24-0463-EOT2 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0417-SUP2) - FOR AN APPROVED 4,000 SQUARE-FOOT SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED (1 TO 5 MACHINES) USE

24-0463-EOT3 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0417-SUP3) - FOR AN APPROVED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

24-0463-EOT4 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0417-SDR1) FOR AN APPROVED COMMERCIAL DEVELOPMENT CONSISTING OF A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH 1,400 SQUARE-FOOT FULL SERVICE CAR WASH AND 10,000 SQUARE-FOOT OFFICE/RETAIL SHELL BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED

This approval is subject to the following conditions:

24-0463-EOT1 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0463-EOT2 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP2) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0463-EOT3 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP3) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0463-EOT4 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0417-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 5, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

MK Architecture, LLC
Majed Khater
50 East Serene Avenue Unit 414
Las Vegas, Nevada 89123