



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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December 4, 2024

Nakul Patel
NB Oubed, LLC
1016 Golden Age Court
Las Vegas, Nevada 89144

RE: 24-0525 [EOT1, EOT2, AND EOT3]
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 3.50 acres at 3441 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the entire Land Use Entitlement project.

24-0525-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0423-SUP1) - FOR AN APPROVED DRIVE-THROUGH USE

24-0525-EOT2 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0423-SUP2) - FOR AN APPROVED AUTO SMOG CHECK USE

24-0525-EOT3 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0423-SDR1) - FOR AN APPROVED ADDITION OF FIVE STRUCTURES TOTALING 3,672 SQUARE FEET TO AN EXISTING COMMERCIAL DEVELOPMENT

This approval is subject to the following conditions:

24-0525-EOT1 CONDITIONS

Planning

1. This approval shall expire on November 16, 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 (22-0423-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.



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24-0525-EOT2 CONDITIONS

Planning

1. This approval shall expire on November 16, 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 (22-0423-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.

24-0525-EOT3 CONDITIONS

Planning

1. This approval shall expire on November 16, 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 (22-0423-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