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cityoflasvegas  
lasvegasnevada.gov

July 9, 2025

Mr. Kewal S. Bains  
Grind Mode 2 LLC  
7025 North Eula Street  
Las Vegas, Nevada 89052

**RE: 25-0208 [VAR1, SUP1, AND SDR1]  
PLANNING COMMISSION MEETING OF JULY 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 8, 2025* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 2.00 acres at 2901 North Rancho Drive (APN 138-13-601-019), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong).

**25-0208-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE SIX ADDITIONAL PARKING SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT**

**25-0208-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (U-0128-96) FOR AN 818 SQUARE-FOOT REDUCTION OF AN EXISTING 3,600 SQUARE-FOOT CAR WASH OR AUTO DETAILING USE**

**25-0208-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,931 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE**

This item is scheduled to be heard again at the **August 12, 2025** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative choose not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

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cc:

Simona Stephens  
Suzana Rutar Architect, Ltd.  
1950 East Warm Springs Road  
Las Vegas, Nevada 89119