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cityoflasvegas
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August 13, 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 AUGUST 12, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **August 12, 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).

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

ABEYANCE - 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

ABEYANCE - 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 **September 9, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

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