



**LAS VEGAS
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cityoflasvegas
lasvegasnevada.gov

September 10, 2025

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

**RE: 25-0208 [VAR1, SUP1, AND SUP2]
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **September 9, 2025** voted to **APPROVE** 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). Staff recommends DENIAL on the Land Use Entitlement project.

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

The Planning Commission at a regular meeting held on **September 9, 2025** voted to **STRIKE** 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). Staff recommends DENIAL on the Land Use Entitlement project.

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

This approval is subject to the following conditions:

25-0208-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash or Auto Detailing use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0208-SUP2) shall be required, if approved.

3. Conformance to the Conditions of Approval for Special Use Permit (U-0128-96) shall be required, except as amended herein.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0208-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0208-SUP1) shall be required, if approved.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **September 9, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **September 22, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

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