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cityoflasvegas  
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January 14, 2026

Y & B Investments LLC  
3966 Collcrest Court  
Las Vegas, Nevada 89103

**RE: 25-0355 [VAR1 AND SDR1]  
PLANNING COMMISSION MEETING OF JANUARY 13, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests at 2521 South Fort Apache Road, Suite #101 (APN 163-07-501-012), C-1 (Limited Commercial) Zone, Ward 2 (Kelley). Staff recommends DENIAL on the Land Use Entitlement project.

**ABEYANCE - 25-0355-VAR1 - VARIANCE - TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED**

**ABEYANCE - 25-0355-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY 337 SQUARE-FOOT ADDITION TO AN EXISTING 4,987 SQUARE-FOOT COMMERCIAL DEVELOPMENT**

This item is scheduled to be heard again at the **February 10, 2026** 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 chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:  
Rene Rolin  
8465 West Sahara, Suite 111-147  
Las Vegas, Nvc