



**LAS VEGAS
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cityoflasvegas
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January 22, 2026

Levi Parker
Precedent Properties, LLC et al
4470 North Grand Canyon Drive
Las Vegas, Nevada 89129

**RE: 25-0556 [EOT1 AND EOT2]
CITY COUNCIL MEETING OF JANUARY 21, 2026**

Dear Applicant:

The City Council at a regular meeting held on *January 21, 2026* voted to **APPROVE** the following Land Use Entitlement project requests on 2.58 acres on the north side of Craig Road, approximately 220 feet west of Rainbow Boulevard (APN 138-03-612-002) C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

25-0556-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0338-SUP1) - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING

25-0556-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0338-SDR1) - FOR A PROPOSED 8,928 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF A CAR WASH AND TWO DRIVE-THROUGH RESTAURANTS WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

25-0556-EOT1 CONDITIONS:

Planning

1. This approval shall expire on November 15, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (23-0338-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.

25-0556-EOT2 CONDITIONS:

Planning

1. This approval shall expire on November 15, 2027 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 (23-0338-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR must be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
4. 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 January 22, 2026.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Anthony J. Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135