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February 11, 2026

Sean Ashoori
SS&D Nevada Properties LLC
6404 Wilshire Boulevard #1040
Los Angeles, California 90048

**RE: 25-0581-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 10, 2026* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN DEVELOPMENT STANDARDS (AREA 1) on 0.68 acres on the east side of Las Vegas Boulevard, approximately 470 feet south of Oakey Boulevard (APN 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following **Amended** conditions:

Planning

- A. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit. The guard shack exterior shall incorporate finished materials consistent with the character of surrounding development along Las Vegas Boulevard, such as stucco, stucco-like composite panels, or other materials approved by the Department. The color scheme shall incorporate the branding colors of the vehicle charging station operator.
1. 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.
 2. All development shall be in conformance with the site plan and landscape plan, date stamped 01/26/26 and building elevations, date stamped 01/14/26, except as amended by conditions herein.
 3. The previous Site Development Plan Review (24-0291-SDR1) approval for a temporary parking lot on this site shall be expunged upon final approval of this Site Development Plan Review (25-0581-SDR1).


4. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to include trash receptacles.
5. A Waiver of Title 19 Interim Downtown Las Vegas Development Standards Appendix F is hereby approved, to allow a building to be set back 10 feet from the front property line where 70 percent of the front façade is required to be placed at the front property line.
6. A Waiver of Title 19 Interim Downtown Las Vegas Development Standards Appendix F is hereby approved, to allow no articulation in the guard shack cornice element where such is required.
7. A Waiver of Title 19 Interim Downtown Las Vegas Development Standards Appendix F is hereby approved, to allow no arcades, awnings or canopies where such are required on buildings at the ground level.
8. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit to show the guard shack painted in the branding colors of the vehicle charging station operator.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall match the number and species of tree shown on the site plan date stamped 01/26/26.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Title 13.12, grant a Roadway Easement to match the planned ultimate width of 120 feet on Las Vegas Boulevard prior to the issuance of permits for this site.
15. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Queues for the overall parking lot shall not extend into the public right-of-way as a result of the operations on this site.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission on **February 10, 2026** 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 **February 23, 2026**. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

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cc:

Romic Aevaz
EVgo Services LLC
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El Segundo, California 90245