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LAS VEGAS, NV 89101  
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711 | TTY



cityoflasvegas  
lasvegasnevada.gov

March 11, 2026

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

**RE: 25-0355 [VAR1 AND SDR1]  
PLANNING COMMISSION MEETING OF MARCH 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to **APPROVE** 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).

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

**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 approval is subject to the following conditions:

**25-0355-VAR1 CONDITIONS:**

**Planning**

1. A Variance is hereby approved, to allow 26 parking spaces where 38 parking spaces are required for an existing parking impaired development.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0355-SDR1) shall be required, if approved.
3. 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.
4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**25-0355-SDR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (25-0355-VAR1) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the landscape plan and building elevations date stamped 08/18/25, and site plan date stamped 08/08/25, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

7. Provide a copy of a recorded Joint Access Agreement for this site and Assessor's Parcel Number 163-07-501-013 prior to the issuance of any permits.

This action by the Planning Commission on **March 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 **March 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Rene Rolin  
8465 West Sahara, Suite 111-147  
Las Vegas, Nevada 89117