



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

EXECUTIVE DIRECTOR

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

December 4, 2025

Raghid Kosa
Jankosa Inc
12479 Glenlivet Lawland Avenue
Las Vegas, Nevada 89138

**RE: 25-0488 [EOT1 AND EOT2]
CITY COUNCIL MEETING OF DECEMBER 3, 2025**

Dear Applicant:

The City Council at a regular meeting held on *December 3, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 0.63 acres at the northeast corner of Vegas Drive and Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

25-0488-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (23-0314-VAR1) - TO ALLOW A PROPOSED TRASH ENCLOSURE TO BE PLACED FIVE FEET FROM A RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED

25-0488-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0314-SDR1) - FOR A PROPOSED 233 SQUARE-FOOT GENERAL RETAIL STORE KIOSK WITH FUEL PUMPS AND CANOPY AND WAIVERS OF TITLE 19.08 DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

25-0488-EOT1 CONDITIONS:

Planning

1. This approval shall expire on October 18, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (23-0314-VAR1) 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.

25-0488-EOT2 CONDITIONS:

Planning

1. This approval shall expire on October 18, 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 (23-0314-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Mark Ellis
Smiths Food & Drug Centers, Inc.
1550 South Redwood Road
Salt Lake City, Utah 84104

Troy Wolverton
AWA
2010 North Redwood Road
Salt Lake City, Utah 84116