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December 10, 2025

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

**RE: 25-0355 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **DECEMBER 9, 2025** 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).

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 **January 13, 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:bp

cc:

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