

**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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CITY HALL

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LAS VEGAS, NV 89101
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cityoflasvegas
lasvegasnevada.gov

November 19, 2025

Fred Shakib
Construction Group, Inc
16461 Sherman Way #140
Van Nuys, California 91406

RE: 25-0469-VAR1
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW 19 PARKING SPACES WHERE 41 SPACES ARE REQUIRED on 0.44 acres at 2187 North Decatur Boulevard, Suite #110 (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:


Planning

1. A Variance is hereby approved to allow 19 parking spaces where 41 spaces are required.
2. Conformance to the approved conditions for Variance (VAR-1859) and Site Development Plan Review (SDR-1789), except as amended herein.
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.

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This item will be considered by the City Council on **December 17, 2025**. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Jose Rivas and Martha G Romero Cisneros
2187 North Decatur Boulevard #110
Las Vegas, Nevada 89108