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May 13, 2026

Sarbjit S Hundal
Cascade Medical Holdings LLC
45089 Cougar Terrace
Fremont, California 94539

**RE: 26-0094 [VAR1 AND SUP1]
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.43 acres at 7180 Cascade Valley Court, Suite #280 (APN 138-15-612-005), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen).

26-0094-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE ONE IS REQUIRED ON A PARKING IMPAIRED SITE

26-0094-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED [PHARMACY]

This approval is subject to the following conditions:

26-0094-VAR1 CONDITIONS:

Planning

1. A Variance of Title 19.12 is hereby approved to allow zero additional parking spaces where one is required for a parking impaired site.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (26-0094-SUP1) 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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

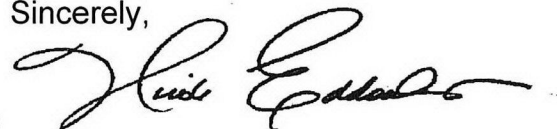
26-0094-SUP1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (26-0094-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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **June 17, 2026**. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Kardam Panjabi
AZ Care Pharmacy, LLC
7180 Cascade Valley Court, Suite 280
Las Vegas, Nevada 89128

Keith Yamashita
MDL Group
5960 South Jones Boulevard
Las Vegas, Nevada 89123