



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 13, 2026

Adnan Bahhur
AD & NI LLC
10361 Buena Ventura Drive
Boca Raton, Florida 33498

**RE: 26-0051 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 0.46 acres at 2167 North Decatur Boulevard (APN 138-24-611-013), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

26-0051-VAR1 - VARIANCE - TO ALLOW A PROPOSED COMMERCIAL DEVELOPMENT THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR ON-SITE MINIMUM PARKING REQUIREMENTS

26-0051-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 3,224 SQUARE-FOOT MOTOR VEHICLE PARTS AND SALES DEVELOPMENT INTO A CONVENIENCE STORE WITH FUEL PUMPS AND PARKING LOT RECONFIGURATION WITH WAIVERS OF TITLE 19.08 PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This item is scheduled to be heard again at the **June 16, 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.

26-0051 [VAR1 AND SDR1] - Page Two
May 13, 2026

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Tony Gillerson
Silver State Contracting and Development, LLC
7894 Tidal Pool Court
Las Vegas, Nevada 89139