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May 13, 2026

Hamid Sheikhai
SLC LLC
3220 North Durango Drive
Las Vegas, Nevada 89129

**RE: 26-0056 [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 recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.80 acres at 3230 and 3232 North Durango Drive (APNs 138-09-422-004 and 005), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

26-0056-VAR1 - VARIANCE - TO ALLOW 118 PARKING SPACES WHERE 146 ARE REQUIRED

26-0056-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0007-94(8)] FOR A PROPOSED ONE-STORY, 118 SQUARE-FOOT BUILDING EXPANSION OF A PROPOSED RESTAURANT WITH DRIVE-THROUGH WITH OUTDOOR SEATING AREAS AND A PARKING LOT RECONFIGURATION

This approval is subject to the following Amended conditions:

26-0056-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow 127 parking spaces where 144 are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (26-0056-SDR1) 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.

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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.

26-0056-SDR1 AMENDED CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (26-0056-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0007-94(8)] shall be required, 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 development shall be in conformance with the site plan, landscape plan and building elevations date stamped 05/11/26, except as amended by conditions herein.
5. An Exception of Title 19.08.110 is hereby approved, to allow three parking lot trees where seven are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Coordinate the sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
11. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
12. An update to the previously approved Drainage Plan and Technical Drainage Study (DS2750) must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

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:

Jonathan Adame
SSA Architecture
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117