



**LAS VEGAS  
CITY COUNCIL**

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LAS VEGAS, NV 89101  
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cityoflasvegas  
lasvegasnevada.gov

December 18, 2025

Mershop Rainbow Boulevard LLC  
745 Jarvis Drive  
Morgan Hill, California 95037

**RE: 25-0441-SUP1**  
**CITY COUNCIL MEETING OF DECEMBER 17, 2025**

Dear Applicant:

The City Council at a regular meeting held on *December 17, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A 1,117 SQUARE-FOOT SITE AREA DEDICATED TO THE USE WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED, AND AN 80-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS REQUIRED at 1725 South Rainbow Boulevard, Suite #19 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following **amended** conditions:

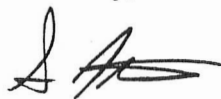
**Planning**

- A. The approval of this Special Use Permit shall be limited to Check Cashing only. No loan, cash advance, or deferred deposit service may be provided in connection with this use.
  1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Financial Institution, Specified use.
  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. A Waiver from Title 19.12 is hereby approved, to allow a 1,117 square-foot site area dedicated to the use where 1,500 square feet is the minimum required.
  4. A Waiver from Title 19.12 is hereby approved, to allow an 80-foot distance separation from residentially zoned property where 200 feet is required.
  5. 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.

6. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

Giselle Cedeno  
4270 Ridgeview Drive  
Las Vegas, Nevada 89103