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CITY HALL

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LAS VEGAS, NV 89101

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cityoflasvegas
lasvegasnevada.gov

December 18, 2025

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

RE: 25-0469-VAR1
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 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 amended conditions:

Planning

- A. An administrative Required Review shall be conducted one year from the date of permanent license issuance.
 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.

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 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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