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



cityoflasvegas
lasvegasnevada.gov

June 17, 2026

Rehman Ahmed
STRR Investments LLC
17154 Butte Creek Rd. Suite 200
Houston, Texas 77090

RE: 26-0158-EOT1
PLANNING COMMISSION MEETING OF JUNE 16, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to **APPROVE** the following Land Use Entitlement project request FOR EXTENSION OF TIME OF THE APPROVAL FOR A PROPOSED 2,650 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT WITH A 400 SQUARE-FOOT OUTDOOR PATIO AREA on a portion of 10.09 acres on the east side of Rancho Drive, approximately 620 feet south of Craig Road (APN 138-02-715-019), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on April 9, 2028 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (23-0643-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.

3. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR must be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 16, 2026** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **June 29, 2026**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Majed Khater
MK Architecture, LLC
50 East Serene Avenue, Unit 414
Las Vegas, Nevada 89123