



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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EXECUTIVE DIRECTOR

CITY HALL

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cityoflasvegas
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June 17, 2026

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

**RE: 26-0051 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF JUNE 16, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to recommend **DENIAL** of 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 will be considered by the City Council on July 15, 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,

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