



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

OLIVIA DÍAZ
Mayor Pro Tem

BRIAN KNUDSEN
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE
SHONDRA
SUMMERS-ARMSTRONG
KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
EXECUTIVE DIRECTOR

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



cityoflasvegas
lasvegasnevada.gov

July 16, 2026

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

**RE: 26-0051 [VAR1 AND SDR1]
CITY COUNCIL MEETING OF JULY 15, 2026**

Dear Applicant:

The City Council at a regular meeting held on *July 15, 2026* voted to **APPROVE** 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 approval is subject to the following conditions:

26-0051-VAR1 CONDITIONS

Planning

1. A Variance from Title 19 is hereby approved, to allow 12 parking spaces where 19 are required.
2. A Variance from Title 19 is hereby approved, to allow zero loading spaces where one is required.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (26-0051-SDR1) shall be required, if approved.

4. 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.
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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0051-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (26-0051-VAR1) shall be required, if approved.
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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/16/26, except as amended by conditions herein.
4. A Waiver of Title 19.08.070 is hereby approved, to allow a one-foot landscape buffer where 15 is required on a portion of the east property line adjacent to the right-of-way and to allow a zero-foot landscape buffer on a portion of the north and south property line where eight feet is required.
5. An Exception from Title 19.08.040 is hereby approved, to allow six (6) 24-inch box trees within the perimeter landscape buffer areas, where 25 trees are required.
6. An Exception from Title 19.08.110 is hereby approved, to allow zero parking lot islands and end caps with 24-inch box trees and four shrubs, where five parking lot islands and end caps are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

July 16, 2026

9. 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 shall 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.
10. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Per Title 13.12, Dedicate 10 feet of right-of-way and grant a 10-foot Road Easement to accommodate the potential for a future bus turnout along Decatur Boulevard prior to the issuance of permits for this site. The geometry of the easement will be established through a civil plan review. Additionally, grant a Bus Shelter Pad Easement for the existing bus stop on Decatur Boulevard adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required. If required by the RTC, construct the Bus Shelter Pad at a location acceptable to the RTC per standard drawing 232.2.

July 16, 2026

14. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
15. Connect to the 8" public sewer main in Decatur Boulevard at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. 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 submitting 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.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The site circulation shall be ingress to the northern driveway and egress to the southern driveway. Appropriate turning radii, on-site signage, and on-site striping shall be used to discourage wrong way movements from the site driveways.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Fire & Rescue

20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2026.

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:

Tony Gillerson
Silver State Contracting and Development, LLC
7894 Tidal Pool Court
Las Vegas, Nevada 89139