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July 15, 2026

Farus Farmanali
Bismi Series Holdings
13861 Adare Manor Lane
Frisco, Texas 75035

**RE: 26-0184 [SUP1, SUP2, AND SDR1]
PLANNING COMMISSION MEETING OF JULY 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.03 acres on the south side of Sky Pointe Drive, approximately 315 feet west of Tenaya Way (APN 125-27-410-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Brune).

26-0184-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) USE

26-0184-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE

26-0184-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 1,872 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A ONE-STORY, 3,285 SQUARE-FOOT AUTO REPAIR DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS MANUAL

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

26-0184-SUP1 CONDITIONS:

Planning

1. Special Use Permit (22-0414-SUP1) and Site Development Plan Review (22-0414-SDR1) shall be expunged upon final approval of Special Use Permits (26-0184-SUP1 and 26-0184-SUP2) and Site Development Plan Review (26-0184-SDR1).
2. Conformance to all Minimum Requirements under Town Center Development Standards Manual for a Restaurant with Drive-Through use.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (26-0184-SDR1) shall be required, if approved.
4. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0076-98(13)] shall be required, except as amended herein.
5. 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.
6. 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.
7. 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.

26-0184-SUP2 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual for a Auto Repair Garage (Minor) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (26-0184-SDR1) shall be required, if approved.
3. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0076-98(13)] shall be required, except as amended herein.
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 repair and service work shall be performed within a completely enclosed building, and no outdoor storage of any kind will be allowed.
6. The installation and use of an outside public address or bell system is prohibited.
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, as well as submitted as part of any business license application.

26-0184-SDR1 CONDITIONS:

Planning

- A. One fast growing large, shade tree with a minimum three-inch trunk caliper measured six inches from the base of the trunk in accordance with the Southern Nevada Regional Plant List shall be planted within the landscape buffer area south of the auto repair garage in order to shade the parking stalls. The use of pine and palm trees shall be prohibited.
1. Approval of and conformance to the Conditions of Approval for Special Use Permits (26-0184-SUP1 and 26-0184-SUP2) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0076-98(13)] shall be required, 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 development shall be in conformance with the site plan date stamped 06/15/26, landscape plan dated stamped 07/14/26, and building elevations, date stamped 04/22/26, except as amended by conditions herein.
5. A Waiver of Town Center Development Standards Manual is hereby approved, to allow parking facilities to be located adjacent to the right-of-way, where parking facilities shall be located away from the right-of-way on the rear side of the structure they serve.
6. A Waiver of Town Center Development Standards Manual is hereby approved, to allow the drive-through to wrap around three sides of the building where a maximum of two sides is required.
7. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Prior to the issuance of permits for this site, provide proof that inter-site access, sewer, and drainage are established for the commercial subdivision for which this site is a part.
13. 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.
14. 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 submittal of 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.
15. 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.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. A queueing analysis must be included in the Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. Queues for the overall commercial subdivision shall not extend into the public right-of-way as a result of the operations of this site

18. 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 drainage ways as recommended.

Fire & Rescue

19. 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.

This item will be considered by the City Council on August 19, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Blak Development, LLC
5670 Wynn Road
Las Vegas, Nevada 89118

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1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135