



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

April 14, 2021

Mr. Sahil Kurji  
Mabuhay Commercial Invest.4, LLC  
13861 Adure Manor Lane  
Frisco, Texas 75035

**RE: 21-0068-EOT1, 21-0068-EOT2 AND 21-0068-EOT3  
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Mr. Kurji:

The Planning Commission at a regular meeting held on **April 13, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore).

- **21-0068-EOT1** - SECOND EXTENSION OF TIME - VARIANCE (VAR-68295) - TO ALLOW 44 PARKING SPACES WHERE 49 ARE REQUIRED.
- **21-0068-EOT2** - SECOND EXTENSION OF TIME - VARIANCE (VAR-66498) - TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED.
- **21-0068-EOT3** - SECOND EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-66499) - FOR A PROPOSED 8,800 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER, AN 11-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND NOT TO ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED.

**21-0068-EOT1** approval is subject to the following conditions:

**Planning**

1. This approval shall expire on 02/14/23 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-68295) and all other related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mr. Sahil Kurji  
Mabuhay Commercial Invest.4, LLC  
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**21-0068-EOT2** approval is subject to the following conditions:

**Planning**

1. This approval shall expire on 02/14/23 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-66498) and all other related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0068-EOT3** approval is subject to the following conditions:

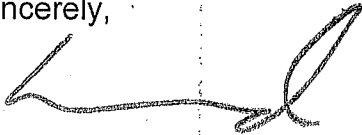
**Planning**

1. This approval shall expire on 02/14/23 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 (SDR-66499) and all other related actions as required by the Department of Planning and the Department of Public Works.
3. 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 **April 13, 2021** 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 Planning and Development at 702.229.6301 after **April 26, 2021**. 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.

Mr. Sahil Kurji  
Mabuhay Commercial Invest.4, LLC  
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Sincerely,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a stylized flourish at the end.

Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:clb