



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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DIRECTOR OF
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cityoflasvegas
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January 20, 2022

Mr. George Varhelyi
SK USA, LLC
7345 South Durango Drive, Suite #B107-140
Las Vegas, Nevada 89113

**RE: 21-0785-EOT1, 21-0785-EOT2 AND 21-0785-EOT3
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Varhelyi:

The City Council at a regular meeting held on **January 19, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 2.14 acres at 4414 Bonanza Road (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear).

- **21-0785-EOT1** - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-77907) TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 4-FOOT CORNER SIDE-YARD SETBACK WHERE 5 FEET IS REQUIRED
- **21-0785-EOT2** - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-77908) TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED, A 25-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM ALLOWED, A 47-FOOT WIDE ACCESS CONTROL GATE WHERE 50 FEET IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS REQUIRED
- **21-0785-EOT3** - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-77909) FOR A PROPOSED NINE-UNIT DUPLEX AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

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21-0785-EOT1 approval is subject to the following conditions:

Planning

1. This approval shall expire on 02/19/24 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-77907) 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.

21-0785-EOT2 approval is subject to the following conditions:

Planning

1. This approval shall expire on 02/19/24 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-77908) 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.

21-0785-EOT3 approval is subject to the following conditions:

Planning

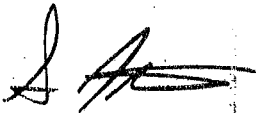
1. This approval shall expire on 02/19/24 unless another Extension of Time is approved by the City of Las Vegas.

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2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-77909) 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Osaba Meiszburger
SK USA, LLC
7345 South Durango Drive, Suite #B107-140
Las Vegas, Nevada 89113