



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

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cityoflasvegas
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May 6, 2021

Mr. David Mason
HOP, LLC
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

**RE: 21-0093-EOT1
CITY COUNCIL MEETING OF MAY 5, 2021**

Dear Mr. Mason:

The City Council at a regular meeting held on **May 5, 2021** voted to **APPROVE** the following Land Use Entitlement project request for third Extension of Time on an approved Major Amendment (SUP-75092) to an approved Special Use Permit (SUP-53471) FOR A PROPOSED 3,781 SQUARE-FOOT URBAN LOUNGE USE WITH 624 SQUARE FEET OF OUTDOOR SEATING WHERE A 17,321 SQUARE FOOT URBAN LOUNGE WITH 970 SQUARE FEET OF OUTDOOR SEATING WAS PREVIOUSLY APPROVED at 1310 South 3rd Street (APN 162-03-117-001), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on 02/06/23 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-75092) 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 May 6, 2021.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Ms. Lucy Stewart
LAS Consulting
1930 Village Center Circle, Building 3-577
Las Vegas, Nevada 89134



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May 6, 2021

Mr. Vince Schettler
Investor Equity Homes, LLC
10091 Park Run Drive, Suite #110
Las Vegas, Nevada 89145

**RE: 21-0136-EOT1, 21-0136-EOT2, 21-0136-EOT3 AND 21-0136-EOT4
CITY COUNCIL MEETING OF MAY 5, 2021**

Dear Mr. Schettler:

The City Council at a regular meeting held on **May 5, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 5.33 acres on the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

- **21-0136-EOT1** - First Extension of Time of an approved Variance (VAR-75324) TO ALLOW A 17-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 72 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 76-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 155 FEET IS THE MINIMUM REQUIRED
- **21-0136-EOT2** - First Extension of Time of an approved Special Use Permit (SUP-75325) FOR A PROPOSED 191-UNIT SENIOR CITIZEN APARTMENTS USE
- **21-0136-EOT3** - First Extension of Time of an approved Special Use Permit (SUP-75326) FOR A 53-FOOT TALL BUILDING WHERE THE AIRPORT OVERLAY DISTRICT LIMITS THE HEIGHT TO 35 FEET
- **21-0136-EOT4** - First Extension of Time of an approved Site Development Plan Review (SDR-75327) FOR A PROPOSED 191-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS THE MINIMUM REQUIRED; ALSO TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH AND WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED ADJACENT TO THE CONVENIENCE STORE

Mr. Vince Schettler
Investor Equity Homes, LLC
21-0136-EOT1, 21-0136-EOT2, 21-0136-EOT3 AND 21-0136-EOT4
Page Two
May 6, 2021

21-0136-EOT1 approval is subject to the following conditions:

Planning

1. This approval shall expire on 03/21/23 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-75324) 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.

21-0136-EOT2 approval is subject to the following conditions:

Planning

1. This approval shall expire on 03/21/23 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-75325) 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.

21-0136-EOT3 approval is subject to the following conditions:

Planning

1. This approval shall expire on 03/21/23 unless another Extension of Time is approved by the City of Las Vegas.

Mr. Vince Schettler
Investor Equity Homes, LLC
21-0136-EOT1, 21-0136-EOT2, 21-0136-EOT3 AND 21-0136-EOT4
Page Three
May 6, 2021

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-75326) 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.

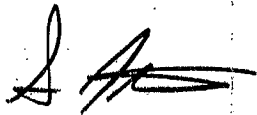
21-0136-EOT4 approval is subject to the following conditions:

Planning

1. This approval shall expire on 03/21/23 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-75327) 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 May 6, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Ms. Jodi Jorjorian
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102



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May 6, 2021

Ms. Kathleen Trenberth
Primrose Properties, Inc.
6424 Gladiolus Court
Las Vegas, Nevada 89108

**RE: 20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 AND
20-0300-SUP1
CITY COUNCIL MEETING OF MAY 5, 2021**

Dear Ms. Trenberth:

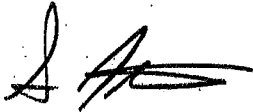
The City Council at a regular meeting held on *May 5, 2021* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 0.88 acres on the northwest corner of Cheyenne Avenue and Torrey Pines Drive (138-11-408-013), Ward 5 (Crear). The Council wanted to provide the applicant with an opportunity to submit a Traffic Impact Study to the Department of Public Works for review and approval.

- **20-0300-GPA1** - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL).
- **20-0300-ZON1** - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL).
- **20-0300-VAR1** - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED.
- **20-0300-SUP1** - SPECIAL USE PERMIT - FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 22 PARKING SPACES WHERE 24 ARE REQUIRED.
- **20-0300-SDR1** - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING.

Ms. Kathleen Trenberth
Primrose Properties, Inc.
20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1, 20-0300-SUP1, AND 20-0300-SDR1
Page Two
May 6, 2021

This item will be considered by the City Council on June 2, 2021 in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:00 A.M. **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,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Gabriel Skerlinch or Brian Fike
Cleveland Welter, LLC
3690 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

Mr. John Carroll
Carroll Design Collaborative
1980 Festival Plaza Drive, Suite #450
Las Vegas, Nevada 89135



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May 6, 2021

Mr. Mark Carlson
899 Fremont, LLC
PO Box 1570
Las Vegas, Nevada 89101

**RE: 21-0133-EOT1
CITY COUNCIL MEETING OF MAY 5, 2021**

Dear Mr. Carlson:

The City Council at a regular meeting held on **May 5, 2021** voted to **APPROVE** will consider the following Land Use Entitlement project request for the fifth Extension of Time FOR A NONCONFORMING GAMING ESTABLISHMENT, NON-RESTRICTED USE at 899 Fremont Street and 115 South 8th Street (APNs 139-34-612-027 and 056), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This Extension of Time for a nonconforming Gaming Establishment, Non-Restricted use shall expire on June 8, 2022 unless another Extension of Time is approved by the City Council.
2. 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 May 6, 2021.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Joe Cain
Fifth Street Gaming, LLC
650 South Main Street
Las Vegas, Nevada 89106

Mr. Christopher Molina
McDonald Carano
2300 West Sahara Avenue, Suite #1200
Las Vegas, Nevada 89102