



**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  
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cityoflasvegas  
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December 2, 2021

Mr. Farus Farmanali  
FF Series Holdings, LLC  
13861 Adare Manor Lane  
Frisco, Texas 75035

**RE: 21-0642-EOT1, 21-0642-EOT2, 21-0642-EOT3, 21-0642-EOT4, 21-0642-EOT5 AND 21-0642-EOT6  
CITY COUNCIL MEETING OF DECEMBER 1, 2021**

Dear Mr. Farmanali:

The City Council at a regular meeting held on **December 1, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 1.03 acres at the southeast corner of Azure Drive and Tenaya Way (APNs 125-27-610-001 and 024), O (Office) Zone, Ward 6 (Fiore).

- **21-0642-EOT1** - SECOND EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66511) TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED
- **21-0642-EOT2** - SECOND EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66512) OF COMPLETE STREET STANDARDS TO PROVIDE NO OFF-SITE IMPROVEMENTS ALONG STARLIGHT DRIVE
- **21-0642-EOT3** - SECOND EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66974) TO ALLOW 35 PERCENT LOT COVERAGE WHERE 30 PERCENT IS THE MAXIMUM ALLOWED
- **21-0642-EOT4** - SECOND EXTENSION OF TIME OF AN APPROVED WAIVER (WVR-66675) TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED
- **21-0642-EOT5** - SECOND EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-66509) FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME

Mr. Farus Farmanali  
FF Series Holdings, LLC  
21-0642-EOT1, 21-0642-EOT2, 21-0642-EOT3, 21-0642-EOT4  
21-0642-EOT5, AND 21-0642-EOT6  
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- **21-0642-EOT6** - SECOND EXTENSION OF TIME OF AN APPROVED (SDR-66510) FOR A PROPOSED 15,750 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

**21-0642-EOT1** approval is subject to the following conditions:

**Planning**

1. Variance (VAR-66511) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Variance (VAR-66511) and all other site related actions as required by the Department of Planning and Department of Public Works.

**21-0642-EOT2** approval is subject to the following conditions:

**Planning**

1. Variance (VAR-66512) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Variance (VAR-66512) and all other site related actions as required by the Department of Planning and Department of Public Works.

**21-0642-EOT3** approval is subject to the following conditions:

**Planning**

1. Variance (VAR-66974) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.

Mr. Farus Farmanali  
FF Series Holdings, LLC  
21-0642-EOT1, 21-0642-EOT2, 21-0642-EOT3, 21-0642-EOT4  
21-0642-EOT5, AND 21-0642-EOT6  
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December 2, 2021

2. Conformance to the conditions of approval of Variance (VAR-66974) and all other site related actions as required by the Department of Planning and Department of Public Works.

**21-0642-EOT4** approval is subject to the following conditions:

**Planning**

1. Waiver (WVR-66675) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Waiver (WVR-66675) and all other site related actions as required by the Department of Planning and Department of Public Works.

**21-0642-EOT5** approval is subject to the following conditions:

**Planning**

1. Special Use Permit (SUP-66509) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Special Use Permit (SUP-66509) and all other site related actions as required by the Department of Planning and Department of Public Works.

**21-0642-EOT6** approval is subject to the following conditions:

**Planning**

1. Site Development Plan Review (SDR-66510) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.

Mr. Farus Farmanali  
FF Series Holdings, LLC  
21-0642-EOT1, 21-0642-EOT2, 21-0642-EOT3, 21-0642-EOT4  
21-0642-EOT5, AND 21-0642-EOT6

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December 2, 2021

2. Conformance to the conditions of approval of Site Development Plan Review (SDR-66510) and all other site related actions as required by the Department of Planning and Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2021.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. Sahil Kurji  
2500 Indigo Drive  
McKinney, Texas 75072



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December 2, 2021

Mr. Farus Farmanali  
FF Series Holdings, LLC  
13861 Adare Manor Lane  
Frisco, Texas 75035

**RE: 21-0643-EOT1, 21-0643-EOT2, 21-0643-EOT3, 21-0642-EOT3, 21-0643-EOT5 AND 21-0643-EOT6  
CITY COUNCIL MEETING OF DECEMBER 1, 2021**

Dear Mr. Farmanali:

The City Council at a regular meeting held on **December 1, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 3.28 acres on the east side of Tenaya Way, approximately 210 feet south of Azure Drive (APNs 125-27-610-003 through 006 and 125-27-610-020 through 022), Ward 6 (Fiore).

- **21-0643-EOT1** SECOND EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66518) OF COMPLETE STREETS STANDARDS TO PROVIDE NO OFF-SITE IMPROVEMENTS ALONG STARLIGHT DRIVE
- **21-0643-EOT2** - SECOND EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66519) TO ALLOW A TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED
- **21-0643-EOT3** - SECOND EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66973) TO ALLOW 46 PERCENT LOT COVERAGE WHERE 30 PERCENT IS THE MAXIMUM ALLOWED
- **21-0643-EOT4** - SECOND EXTENSION OF TIME OF AN APPROVED WAIVER (WVR-66696) TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME

Mr. Farus Farmanali  
FF Series Holdings, LLC  
21-0643-EOT1, 21-0643-EOT2, 21-0643-EOT3, 21-0643-EOT4  
21-0643-EOT5, AND 21-0643-EOT6  
Page Two  
December 2, 2021

- **21-0643-EOT5** - SECOND EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-66520) FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME
- **21-0642-EOT6** - SECOND EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-66521) FOR A PROPOSED 65,738 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME

**21-0643-EOT1** approval is subject to the following conditions:

**Planning**

1. Variance (VAR-66518) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Variance (VAR-66518) and all other site related actions as required by the Department of Planning and Department of Public Works.

**21-0643-EOT2** approval is subject to the following conditions:

**Planning**

1. Variance (VAR-66519) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-66519) shall be required, if approved.

**21-0643-EOT3** approval is subject to the following conditions:

**Planning**

1. Variance (VAR-66973) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.

Mr. Farus Farmanali  
FF Series Holdings, LLC  
21-0643-EOT1, 21-0643-EOT2, 21-0643-EOT3, 21-0643-EOT4  
21-0643-EOT5, AND 21-0643-EOT6  
Page Three  
December 2, 2021

2. Conformance to the Conditions of Approval for Variance (VAR-66973) shall be required, if approved.

**21-0643-EOT4** approval is subject to the following conditions:

**Planning**

1. Waiver (WVR-66696) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Waiver (WVR-66696) and all other site related actions as required by the Department of Planning and Department of Public Works.

**21-0643-EOT5** approval is subject to the following conditions:

**Planning**

1. Special Use Permit (SUP-66520) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-66520) shall be required, if approved.

**21-0643-EOT6** approval is subject to the following conditions:

**Planning**

1. Site Development Plan Review (SDR-66521) shall expire on November 16, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-66521) and all other site related actions as required by the Department of Planning and Department of Public Works.

Mr. Farus Farmanali  
FF Series Holdings, LLC  
21-0643-EOT1, 21-0643-EOT2, 21-0643-EOT3, 21-0643-EOT4  
21-0643-EOT5, AND 21-0643-EOT6  
Page Four  
December 2, 2021

The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2021.

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:clb

cc: Mr. Sahil Kurji  
2500 Indigo Drive  
McKinney, Texas 75072



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December 2, 2021

Mr. Alexander Tzvetansky  
Shander International II, LLC  
5800 West Charleston Boulevard  
Las Vegas, Nevada 89146

**RE: 21-0648-EOT1**  
**CITY COUNCIL MEETING OF DECEMBER 1, 2021**

Dear Mr. Tzvetansky:

The City Council at a regular meeting held on **December 1, 2021** voted to **APPROVE** the Land Use Entitlement project request FOR THE FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-77259) FOR A PROPOSED THREE-STORY, 34-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-022 and 003), R-3 (Medium Density Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

**Planning**

1. Site Development Plan Review (SDR-77259) shall expire on November 20, 2023, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-77259) and all other site related actions as required by the Department of Planning and Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2021.

Sincerely,

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. David McKee  
David McKee Architect  
5250 South Rainbow Boulevard, Unit #2006  
Las Vegas, Nevada 89118



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December 2, 2021

Ms. Laura Lychock  
C-SWDE348, LLC  
3041 West Horizon Ridge Parkway, Suite #155  
Henderson, Nevada 89052

**RE: ABEYANCE - 20-0344-GPA1 AND 20-0344-ZON1  
CITY COUNCIL MEETING OF DECEMBER 1, 2021**

Dear Ms. Lychock:

The City Council at a regular meeting held on **December 1, 2021** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 44.52 acres on the west side of the Rainbow Boulevard alignment, approximately 6,900 feet north of Horse Drive (APN 125-03-501-001), Ward 6 (Fiore).

- **20-0344-GPA1** - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL).
- **20-0344-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (SINGLE FAMILY RESIDENTIAL SMALL LOT).

This item will be considered by the City Council on **February 16, 2022** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 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. Bob Gronauer  
Kaempfer Crowell  
1980 Festival Plaza Drive, Suite #650  
Las Vegas, Nevada 89135



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December 2, 2021

Vegas Homes, LLC  
19333 Collins Avenue, Suite #1708  
Sunny Isles Bea, Florida 33160

**RE: ABEYANCE - 21-0442-VAR1 AND 21-0442-TMP1  
CITY COUNCIL MEETING OF DECEMBER 1, 2021**

Dear Applicant:

The City Council at a regular meeting held on **December 1, 2021** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Crear).

- **21-0442-VAR1** - VARIANCE - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON LEON AVENUE WHERE SUCH ARE REQUIRED
- **21-0442-VAR2** - ABEYANCE ITEM - VARIANCE - TO ALLOW A PROPOSED STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED
- **21-0442-TMP1** - TENTATIVE MAP - HICKAM & LEON WEST - FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This item will be considered by the City Council on **December 15, 2021** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 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. Brad Burns  
Blend Communities, LLC  
9875 West La Mancha Avenue  
Las Vegas, Nevada 89149

Ms. Elisha Scrogum  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118



**LAS VEGAS  
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December 2, 2021

Vegas Homes, LLC  
19333 Collins Avenue, Suite #1708  
Sunny Isles Bea, Florida 33160

**RE: ABEYANCE - 21-0443-VAR1 AND 21-0443-TMP1  
CITY COUNCIL MEETING OF DECEMBER 1, 2021**

Dear Applicant:

The City Council at a regular meeting held on **December 1, 2021** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue (APN 138-01-302-002, 003, and 004), R-E (Residence Estates) Zone, Ward 5 (Crear).

- **21-0443-VAR1 - VARIANCE - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON HELEN AVENUE WHERE SUCH ARE REQUIRED**
- **21-0443-TMP1 - TENTATIVE MAP - HICKAM & LEON EAST - FOR A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION**

This item will be considered by the City Council on **December 15, 2021** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 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. Brad Burns  
Blend Communities, LLC  
9875 West La Mancha Avenue  
Las Vegas, Nevada 89149

Ms. Elisha Scrogum  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118