



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

JORGE CERVANTES  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**

DIRECTOR

**CITY HALL**

495 S. MAIN ST.  
1ST FLOOR  
LAS VEGAS, NV 89101

702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

June 7, 2023

Mr. Bill Mason  
FEM, LLC  
8804 Spanish Ridge Avenue, Ste. 100  
Las Vegas, Nevada 89148

**RE: 23-0185-EOT1  
CITY COUNCIL MEETING OF JUNE 7, 2023**

Dear Applicant:

The City Council at a regular meeting held on *June 7, 2023* voted to **APPROVE** the following Land Use Entitlement project request for the first Extension of Time of a previously approved Site Development Plan Review (21-0009-SDR1) FOR A PROPOSED 23,304 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-812-002 and 003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

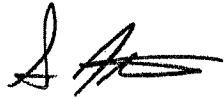
Planning

1. This approval shall expire on 04/21/25, 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 (21-0009-SDR1) 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.

**23-0185-EOT1 – Page Two**  
**June 7, 2023**

The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2023.

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

STF:nl

cc:

Mr. Tony Celeste  
Kaempfer Crowell  
1980 Festival Plaza Drive, Ste. 650  
Las Vegas, Nevada 89135