



**LAS VEGAS
CITY COUNCIL**

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JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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LAS VEGAS, NV 89101
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July 26, 2023

Clark Encabo
Thaibarus LLC
2409 West Old Yankton Road
Sioux Falls, South Dakota 57108

**RE: 23-0117-VAR1
SPECIAL PLANNING COMMISSION MEETING OF JULY 25, 2023**

Dear Applicant:

The Planning Commission at a special meeting held on *July 25, 2023* voted to **APPROVE** a request TO ALLOW A 96-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED FOR LOT 3 IN A PROPOSED FOUR-LOT SUBDIVISION on 2.03 acres at the northwest corner of Deer Springs Way and Thom Boulevard (APN 125-24-602-017), R-E (Residence Estates) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

Planning

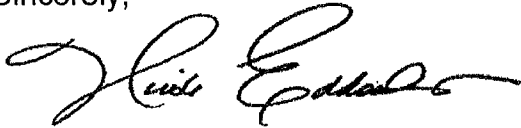
1. Variance (23-0117-VAR1) is hereby approved, to allow a 96-foot lot width for Parcel 3 as identified on the submitted site plan, date stamped 05/02/23.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



23-0117-VAR1 – Page Two
July 25, 2023

This action by the Special Planning Commission on **July 25, 2023** 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 Community Development at 702.229.6301 after **August 7, 2023**. 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.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Boyd Nelson
Nelson Surveying LLC
PO Box 365109
North Las Vegas, Nevada 89036