



August 2, 2023

Josh Nguyen
9609 Twin Rivers Court
Las Vegas, Nevada 89139

**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

**RE: 23-0316 [EOT1, EOT2 AND EOT3]
CITY COUNCIL MEETING OF AUGUST 2, 2023**

Dear Applicant:

The City Council at a regular meeting held on *August 2, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.5 acres at the southeast corner of Del Monte Avenue and Arville Street (APN 162-06-601-027), R-E (Residential Estates) Zone, Ward 1 (Knudsen).

23-0316-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME OF AN APPROVED VARIANCE (20-0383-VAR1) TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED

23-0316-EOT2 - EXTENSION OF TIME - SPECIAL USE PERMIT - FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (20-0383-SUP1) FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE

23-0316-EOT3 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0383-SDR1) FOR A PROPOSED 4,400 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

This approval is subject to the following conditions:

23-0316-EOT1 CONDITIONS

Planning

1. This approval shall expire on June 16, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (20-0383-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.

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

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0316-EOT2 CONDITIONS

Planning

1. This approval shall expire on June 16, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (20-0383-SUP1) and all other related actions as required by the Department of Community Development 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.

23-0316-EOT3 CONDITIONS

Planning

1. This approval shall expire on June 16, 2025 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 (20-0383-SDR1) and all other related actions as required by the Department of Community Development 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 August 3, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

23-0316 [EOT1, EOT2 AND EOT3] – Page Three
August 2, 2023

STF:PL:nl

cc:

Ravin Nathan or Andy
K&N General Construction Inc.
414 W. Basic Road
Henderson, Nevada 89015