



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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August 9, 2023

923 Properties LLC  
11201 N. Tatum Blvd.  
Phoenix, AZ 85028

**RE: 23-0282 [EOT1 AND EOT2]  
PLANNING COMMISSION MEETING OF AUGUST 8, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 8, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 1.91 acres generally located at the southwest corner of Garces Avenue and 10th Street (APNs 139-34-810-074, 075, 101 through 105, and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

**23-0282-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A SECOND EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT(SUP-76446) FOR A PROPOSED MIXED-USE DEVELOPMENT**

**23-0282-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A SECOND EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76448) FOR A PROPOSED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 343 RESIDENTIAL UNITS AND 8,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW 331 PARKING SPACES WHERE 522 ARE REQUIRED; A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 282 FEET IS REQUIRED; A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A ZERO-FOOT LANDSCAPE BUFFER ON THE EAST, SOUTH, AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED**

This approval is subject to the following conditions:

**23-0282-EOT1 CONDITIONS**

Planning

1. This approval shall expire on 06/26/25 unless another Extension of Time is approved by the City of Las Vegas.



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2. Conformance to the Conditions of Approval for Special Use Permit (SUP-76446) 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.

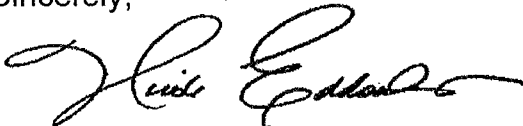
**23-0282-EOT2 CONDITIONS**

Planning

1. This approval shall expire on 06/26/25 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 (SDR-76448) 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.

This action by the Planning Commission on **August 8, 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 21, 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

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**August 9, 2023**

NE:nl

cc:

Matt Land  
Project Management Advisors, Inc.  
420 Stevens Avenue, Ste. 170  
Solana Beach, CA 92075