



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



December 20, 2023

Farus Farmanali
F F Series Holding, LLC
13861 Adare Manor Lane
Frisco, Texas 75035

**RE: 23-0570 [EOT1 THROUGH EOT6]
CITY COUNCIL MEETING OF DECEMBER 20, 2023**

Dear Applicant:

The City Council at a regular meeting held on *December 20, 2023* 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 (Brune).

23-0570-EOT1 - EXTENSION OF TIME - VARIANCE - FOR THE THIRD EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66511) TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED

23-0570-EOT2 - EXTENSION OF TIME - VARIANCE - FOR THE THIRD EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66512) OF COMPLETE STREET STANDARDS TO PROVIDE NO OFF-SITE IMPROVEMENTS ALONG STARLIGHT DRIVE

23-0570-EOT3 - EXTENSION OF TIME - VARIANCE - FOR THE THIRD EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-66974) TO ALLOW 35 PERCENT LOT COVERAGE WHERE 30 PERCENT IS THE MAXIMUM ALLOWED

23-0570-EOT4 - EXTENSION OF TIME - WAIVER - FOR THE THIRD EXTENSION OF TIME OF AN APPROVED WAIVER (WVR-66675) TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED

23-0570-EOT5 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR THE THIRD EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-66509) FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE

23-0570-EOT6 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR THE THIRD EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (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

This approval is subject to the following conditions:

23-0570- EOT1 Conditions:

Planning

1. This approval shall expire on November 16, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for VAR-66511 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.

23-0570-EOT2 Conditions:

Planning

1. This approval shall expire on November 16, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for VAR-66512 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.

23-0570-EOT3 Conditions:

Planning

1. This approval shall expire on November 16, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for VAR-66974 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.

23-0570-EOT4 Conditions:

Planning

1. This approval shall expire on November 16, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for WVR-66675 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.

23-0570-EOT5 Conditions:

Planning

1. This approval shall expire on November 16, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for SUP-66509 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.

23-0570-EOT6 Conditions:

Planning

1. This approval shall expire on November 16, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for SDR-66510 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 December 20, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development

STF:PL:jr

cc:

Farus Farmanali
F F Series Holding, LLC
13861 Adare Manor Lane
Frisco, Texas 75035

Lora Dreja
Brown, Brown, Premsrirut
520 South 4th Street
Las Vegas, Nevada 89101