



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DÍAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
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



cityoflasvegas | lasvegasnevada.gov

April 4, 2024

Ramda Properties Nevada, LLC
Daniel Guevara
13012 Crenshaw Boulevard
Gardena, California 90249

RE: 24-0099-EOT1
CITY COUNCIL MEETING OF APRIL 3, 2024

Dear Applicant:

The City Council at a regular meeting held on *April 3, 2024* voted to **APPROVE** the following Land Use Entitlement project request for the first Extension of Time of an approved Site Development Plan Review (21-0540-SDR1) FOR A PROPOSED SEVEN-UNIT ADDITION, CHANGES TO EXTERIOR ELEVATIONS AND ONSITE IMPROVEMENTS TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

24-0099-EOT1 Conditions:

Planning

1. This approval shall expire on February 16, 2026 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 (21-0540-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 April 04, 2024.

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
Department of Planning

STF:PL:jr
cc:

Ramda Properties Nevada, LLC
Daniel Guevara
306 N 9th Street
Las Vegas, Nevada 89101

Michael Bandzej
306 N 9th Street
Las Vegas, Nevada 89101