



**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

July 18, 2024

Jorge Huerta  
10774 Barnard Bee Court  
Las Vegas, Nevada 89183

**RE: 24-0274 [EOT1, EOT2, AND EOT3]  
CITY COUNCIL MEETING OF JULY 17, 2024**

Dear Applicant:

The City Council at a regular meeting held on *July 17, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 0.44 acres at 1401 North 23rd Street (APN 139-26-508-019), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

**24-0274-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME OF AN APPROVED VARIANCE (21-0649-VAR1) TO ALLOW 19 PARKING SPACES WHERE 23 ARE REQUIRED**

**24-0274-EOT2 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME OF AN APPROVED VARIANCE (21-0649-VAR2) TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 71 FEET IS REQUIRED AND A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED**

**24-0274-EOT3 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0649-SDR1) FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS**

This approval is subject to the following conditions:

**24-0274-EOT1 CONDITIIONS:**

**Planning**

1. This approval shall expire on May 18, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0649-VAR1) 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.

**24-0274-EOT2 CONDITIIONS:**

**Planning**

1. This approval shall expire on May 18, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0649-VAR2) 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.

**24-0274-EOT3 CONDITIONS:**

**Planning**

1. This approval shall expire on May 18, 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 (21-0649-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 July 18, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

Bryan Huerta  
10075 Cardwell Hill Street  
Las Vegas, Nevada 89141