



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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August 14, 2024

Kimberly A Farkas
3345 West Arby Avenue
Las Vegas, NV 89118

RE: 24-0313-SUP1
PLANNING COMMISSION MEETING OF AUGUST 13, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 4229 Beth Avenue (APN 139-19-215-081), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Community Residence (Including Family Community Residence and Transitional Community Residence) use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.


Fire & Rescue

6. Applicant to install fire sprinklers within the building per IFC chapter 9 (as amended), as this is a change of use.

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This item will be considered by the City Council on September 18, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Oliver Naida
3345 West Arby Avenue
Las Vegas, NV 89118