



**LAS VEGAS  
CITY COUNCIL**

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City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

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LAS VEGAS, NV 89101  
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August 22, 2024

I-Fang Broyles  
IZ Tenaya LLC  
2101 South Cimarron Road  
Las Vegas, Nevada 89117

**RE: 24-0339 [EOT1 AND EOT2]  
CITY COUNCIL MEETING OF AUGUST 21, 2024**

Dear Applicant:

The City Council at a regular meeting held on *August 21, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 0.46 acres at the northeast corner of Oakey Boulevard and Buffalo Drive (APN 163-03-201-007), P-O (Professional Office) Zone, Ward 1 (Knudsen).

**24-0339-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME OF AN APPROVED VARIANCE (22-0229-VAR1) TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED AND AN EIGHT-FOOT TRASH ENCLOSURE SETBACK FROM A PROTECTED PROPERTY LINE WHERE 50 FEET IS REQUIRED**

**24-0339-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0229-SDR1) FOR A PROPOSED 6,265 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS**

This approval is subject to the following conditions:

**24-0339-EOT1 CONDITIONS:**

**Planning**

1. This approval shall expire on August 17, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0229-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.



**24-0339-EOT2 CONDITIONS:**

**Planning**

1. This approval shall expire on August 17, 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 (22-0229-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 August 22, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

I-Fang Broyles  
IZ design studio  
7229 West Sahara Ave, Suite 120  
Las Vegas, Nevada 89117