



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL

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LAS VEGAS, NV 89101
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October 2, 2024

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

RE: 24-0313-SUP1
CITY COUNCIL MEETING OF OCTOBER 2, 2024

Dear Applicant:

The City Council at a regular meeting held on *October 2, 2024* voted to **APPROVE** 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.

Prior to the issuance of a business license, the applicant shall submit

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.

24-0313-SUP1 - Page Two
October 2, 2024

The Notice of Final Action was filed with the Las Vegas City Clerk on October 3, 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:bp

cc:

Oliver Naidas
3345 West Arby Avenue
Las Vegas, NV 89118