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DEPARTMENT OF
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cityoflasvegas
lasvegasnevada.gov

February 19, 2025

Andrew N. Nguyen
D N Realty LLC
6950 Via Olivero Avenue
Las Vegas, Nevada 89117

RE: 24-0581-VAR1
CITY COUNCIL MEETING OF FEBRUARY 19, 2025

Dear Applicant:

The City Council at a regular meeting held on *February 19, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW 31 PARKING SPACES WHERE 38 PARKING SPACES ARE REQUIRED FOR A PROPOSED CHURCH/HOUSE OF WORSHIP on 0.72 acres at 6950 Via Olivero Avenue, Suite #1 (APN 163-03-804-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

This approval is subject to the following ADDED conditions:

Planning

1. Required Review shall be conducted one year from the date of final approval. If found that that use's associated parking needs are incompatible with the site the City Council can seek revocation.
2. A Variance is hereby approved, to allow 31 parking spaces where 38 parking spaces are required for a proposed church/house of worship.
3. Conformance to the approved conditions for Rezoning (Z-0062-95), except as modified by conditions herein.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 February 20, 2025.

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:

Javier Burrola
Designing Novelties
296 Knight Aiden Avenue
Las Vegas, Nevada 89123