



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
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March 19, 2025

Shaun Kriedeman
ISO Development Partners 1 LLC
1009 Secret Garden Street
Las Vegas, Nevada 89145

RE: 25-0040 [EOT1, EOT2, AND EOT3]
CITY COUNCIL MEETING OF MARCH 19, 2025

Dear Applicant:

The City Council at a regular meeting held on *March 19, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 0.14 acres at 308 North 14th Street (APN 139-35-212-025), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

25-0040-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (22-0586-VAR1) - TO ALLOW A 6,098 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS THE MINIMUM ALLOWED AND A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED

25-0040-EOT2 - FIRST EXTENSION OF TIME - VARIANCE (22-0586-VAR2) - TO ALLOW ZERO PARKING SPACES WHERE 28 SPACES ARE REQUIRED

25-0040-EOT3 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0586-SDR1) - FOR AN APPROVED THREE-STORY, 19-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

25-0040-EOT1 CONDITIONS

Planning

1. This approval shall expire on January 18, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0586-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.

25-0040-EOT2 CONDITIONS

Planning

1. This approval shall expire on January 18, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0586-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.

25-0040-EOT3 CONDITIONS

Planning

1. This approval shall expire on January 18, 2027 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 (22-0586-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 March 20, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

Shaun Kriedeman
Mojave Group LLC
1009 Secret Garden Street
Las Vegas, Nevada 89145