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DEPARTMENT OF
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August 7, 2025

Brandon Davis
Exos Apartments LLC
10450 West Cheyenne #130
Las Vegas, Nevada 89129

RE: 25-0263-EOT1
CITY COUNCIL MEETING OF AUGUST 6, 2025

Dear Applicant:

The City Council at a regular meeting held on **August 6, 2025** voted to **APPROVE** the following Land Use Entitlement project request FOR AN APPROVED THREE-STORY, 20-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.20 acres on the east side of 9th Street, approximately 173 feet north of Stewart Avenue (APN 139-35-211-001, T5-N (T5 Neighborhood) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on June 21, 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 (22-0718-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans.

The DPMR must be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.

4. 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 6, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Simona Stephens
SUZANA RUTAR Architect, Ltd.
1950 East Warm Springs Road
Las Vegas, Nevada 89119