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October 15, 2025

Clark Encabo  
Thaibarus LLC  
2409 South Old Yankton Road  
Sioux Falls, South Dakota 57108

**RE: 25-0337-EOT1  
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW 96-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED FOR LOT 3 IN A PROPOSED FOUR-LOT SUBDIVISION on 2.03 acres at the northwest corner of Deer Springs Way and Thom Boulevard (APN 125-24-602-017), R-E (Residence Estates) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

**Planning**

1. This approval shall expire on 07/25/27 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (23-0117-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.

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This action by the Planning Commission on **October 14, 2025** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **October 27, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Clark Encabo  
Redtree Development Group  
9811 West Charleston Boulevard 2555  
Las Vegas, Nevada 89117