



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

May 6, 2021

Mr. Vince Schettler  
Investor Equity Homes, LLC  
10091 Park Run Drive, Suite #110  
Las Vegas, Nevada 89145

**RE: 21-0136-EOT1, 21-0136-EOT2, 21-0136-EOT3 AND 21-0136-EOT4  
CITY COUNCIL MEETING OF MAY 5, 2021**

Dear Mr. Schettler:

The City Council at a regular meeting held on **May 5, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 5.33 acres on the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

- **21-0136-EOT1** - First Extension of Time of an approved Variance (VAR-75324) TO ALLOW A 17-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 72 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 76-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 155 FEET IS THE MINIMUM REQUIRED
- **21-0136-EOT2** - First Extension of Time of an approved Special Use Permit (SUP-75325) FOR A PROPOSED 191-UNIT SENIOR CITIZEN APARTMENTS USE
- **21-0136-EOT3** - First Extension of Time of an approved Special Use Permit (SUP-75326) FOR A 53-FOOT TALL BUILDING WHERE THE AIRPORT OVERLAY DISTRICT LIMITS THE HEIGHT TO 35 FEET
- **21-0136-EOT4** - First Extension of Time of an approved Site Development Plan Review (SDR-75327) FOR A PROPOSED 191-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS THE MINIMUM REQUIRED; ALSO TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH AND WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED ADJACENT TO THE CONVENIENCE STORE

**23-0105**  
03/09/2023

Mr. Vince Schettler  
Investor Equity Homes, LLC  
21-0136-EOT1, 21-0136-EOT2, 21-0136-EOT3 AND 21-0136-EOT4  
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May 6, 2021

21-0136-EOT1 approval is subject to the following conditions:

**Planning**

1. This approval shall expire on 03/21/23 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-75324) and all other related actions as required by the Department of Planning 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.

21-0136-EOT2 approval is subject to the following conditions:

**Planning**

1. This approval shall expire on 03/21/23 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-75325) and all other related actions as required by the Department of Planning 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.

21-0136-EOT3 approval is subject to the following conditions:

**Planning**

1. This approval shall expire on 03/21/23 unless another Extension of Time is approved by the City of Las Vegas.

23-0105  
03/09/2023

Mr. Vince Schettler  
Investor Equity Homes, LLC  
21-0136-EOT1, 21-0136-EOT2, 21-0136-EOT3 AND 21-0136-EOT4  
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May 6, 2021

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-75326) and all other related actions as required by the Department of Planning 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.

**21-0136-EOT4** approval is subject to the following conditions:

**Planning**

1. This approval shall expire on 03/21/23 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 (SDR-75327) and all other related actions as required by the Department of Planning 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 May 6, 2021.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Ms. Jodi Jorjorian  
Baughman & Turner  
1210 Hinson Street  
Las Vegas, Nevada 89102

23-0105  
03/09/2023