



August 18, 2006

LAS VEGAS CITY COUNCIL

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LARRY BROWN
LAWRENCE WEEKLY
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DOUGLAS A. SELBY
CITY MANAGER

Mr. George Gekakis
McKnight Street Investments II, LLC
2655 South Rainbow Boulevard Suite #401
Las Vegas, Nevada 89146

RE: VAR-13429- VARIANCE
CITY COUNCIL MEETING OF AUGUST 16, 2006
RELATED TO WVR-13432, VAR-13430, SUP-13431, VAC-13433 AND
SDR-13428

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for an variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 15 FEET WHERE A 142-FOOT SETBACK IS THE MINIMUM REQUIRED FOR A SENIOR CITIZEN APARTMENT DEVELOPMENT on 8.98 acres adjacent to the west side of Effinger Lane approximately 300 feet south of Harris Avenue (APNs 139-25-407-005, 007, 027, 037, 042 and 043), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-13428), Special Use Permit (SUP-13431), Variance (VAR-13430), Waiver (WVR-13432), and Vacation (VAC-13433) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk
cc: See Attached List

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LAS VEGAS, NEVADA 89101

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18112-001-08-05
CLV 7009

EOT-28601
08-06-08 CC



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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Jeff Moore
1903 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89146

Mr. Raymond Lisignoli
4641 Royal Ridge Boulevard, Suite #140
Las Vegas, Nevada 89103

Ms. Antonette Crawford
700 Effinger Street
Las Vegas, Nevada 89101

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