



August 18, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

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

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

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for a Special Use Permit FOR A PROPOSED FOUR-STORY SENIOR CITIZEN APARTMENT DEVELOPMENT 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. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Senior Citizen Apartments use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-13428), Variance (VAR-13430), Variance (VAR-13429), Waiver (WVR-13432), and Vacation (VAC-13433) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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LAS VEGAS, NEVADA 89101

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CLV 7009

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08-06-08 CC



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4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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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