



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
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**CITY HALL**

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May 17, 2023

Vince Schettler  
SR DECATUR APTS LLC  
9930 W. Flamingo Road, Ste. 110  
Las Vegas, Nevada 89147

**RE: 23-0105-EOT1, 23-0105-EOT2, 23-0105-EOT3 AND 23-0105-EOT4  
CITY COUNCIL MEETING OF MAY 17, 2023**

Dear Applicant:

The City Council at a regular meeting held on *May 17, 2023* 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).

**23-0105-EOT1** - Second Extension of Time of an approved Variance (VAR7-5324) 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

**23-0105-EOT2** - Second Extension of Time of an approved Special Use Permit (SUP-75325) FOR A PROPOSED 191-UNIT SENIOR CITIZEN APARTMENTS USE

**23-0105-EOT3** - Second 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

**23-0105-EOT4** - Second 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



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This approval is subject to the following conditions:

**23-0105-EOT1 CONDITIONS**

Planning

1. This approval shall expire on 03/06/25 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.

**23-0105-EOT2 CONDITIONS**

Planning

1. This approval shall expire on 03/06/25 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.

**23-0105-EOT3 CONDITIONS**

Planning

1. This approval shall expire on 03/06/25 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-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.

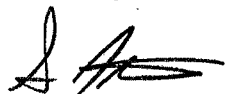
**23-0105-EOT4 CONDITIONS**

Planning

1. This approval shall expire on 03/06/25 unless another Extension of Time is approved by the City of Las Vegas
2. Conformance to the Conditions of Approval for Special Use Permit (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 18, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

STF:nl

cc:

Parker Sieck  
Liz Olson - Kaempfer Crowell  
1980 Festival Plaza Drive, Ste. 650  
Las Vegas, Nevada 89135