



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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May 7, 2025

Vincent Schettler
SR Decatur Apts LLC
9930 West Flamingo Road, Suite 110
Las Vegas, Nevada 89147

RE: 25-0114 [EOT1, EOT2, EOT3, EOT4]
CITY COUNCIL MEETING OF MAY 7, 2025

Dear Applicant:

The City Council at a regular meeting held on *May 7, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 5.53 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 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.

25-0114-EOT1 - THIRD EXTENSION OF TIME - 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

25-0114-EOT2 - THIRD EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-75325) - FOR A PROPOSED 191-UNIT SENIOR CITIZEN APARTMENTS USE

25-0114-EOT3 - THIRD EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-75326) - FOR A 53-FOOT TALL BUILDING WHERE THE AIRPORT OVERLAY DISTRICT LIMITS THE HEIGHT TO 35 FEET

25-0114-EOT4 - THIRD EXTENSION OF TIME - 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

This approval is subject to the following Amended conditions:

25-0114-EOT AMENDED CONDITIONS

Planning

1. This approval shall expire on 03/21/26 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 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.

25-0114-EOT2 AMENDED CONDITIONS

Planning

1. This approval shall expire on 03/21/26 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 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.

25-0114-EOT3 AMENDED CONDITIONS

Planning

1. This approval shall expire on 03/21/26 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 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.

25-0114-EOT4 AMENDED CONDITIONS

Planning

1. This approval shall expire on 03/21/26 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 Community Development and the Department of Public Works.
3. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR must be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
4. 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 8, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

John Sullivan

John Sullivan – Mosaic Development

9930 West Flamingo Road, Suite 110 Las Vegas, Nevada 89147