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063456

August 18, 2006

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,

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

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18112-001-06-05
CLV 7009

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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