



October 22, 2009

LAS VEGAS CITY COUNCIL

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STAVROS S. ANTHONY

Mr. Isani Razia  
Isani Razia and Sarihan Gunay  
2000 South Ocean Boulevard, Suite 9F  
Boca Raton, Florida 33432

RE: SUP-32639 - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF OCTOBER 21, 2009  
RELATED TO VAR-32640, VAR-33015 AND SDR-32638

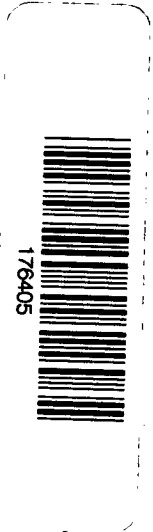
Dear Mr. Razia:

The City Council at a regular meeting held October 21, 2009 APPROVED the request for a Special Use Permit FOR A PROPOSED SENIOR CITIZEN APARTMENT COMPLEX WITH A WAIVER TO ALLOW APARTMENTS ON THE GROUND FLOOR WHERE NONE ARE PERMITTED adjacent to the west side of Decatur Boulevard, approximately 1,000 feet south of Lake Mead Boulevard (APN 138-24-703-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on October 22, 2009. This approval is subject to:

Planning and Development

1. Commercial business hours shall be limited to 7:00 a.m. to 9:00 p.m.
2. Occupancy shall be limited to persons 55 or older to the extent allowed by law.
3. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Senior Citizen Apartments use.
4. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0050-97), Variances (VAR-32640 and VAR-33015) and Site Development Plan Review (SDR-32638) shall be required, if approved.
5. 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.

ELIZABETH N. FRETWELL  
CITY MANAGER



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6. 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  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Carlos Escapa  
Metropolitan Homes  
4525 South Sandhill Road, Suite #101  
Las Vegas, Nevada 89121

Mr. Mateo Parry  
Ballard Spahr Andrews & Ingersoll  
100 City Parkway, Suite #1750  
Las Vegas, Nevada 89106