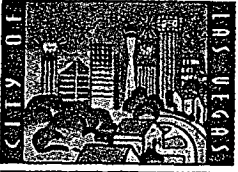


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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Fax: 702-474-0352
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www.lasvegasnevada.gov

April 23, 2010

Mr. Jimmy Lee
4350 South Arville Street, Suites 23 & 30
Las Vegas, Nevada 89103

**RE: SUP-37601 - SPECIAL USE PERMIT RELATED TO GPA-37599, ZON-37600
AND SDR-37602
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Lee:

Your request for a Special Use Permit FOR A SENIOR CITIZEN APARTMENT USE WITH WAIVERS TO ALLOW APARTMENTS ON THE GROUND FLOOR WHERE NONE ARE PERMITTED, A PRIMARY RESIDENT OR GUEST ENTRYWAY IN CONJUNCTION WITH COMMERCIAL USES AND A FRONT ELEVATION THAT DOES NOT HIGHLIGHT THE DIFFERENCE IN USES at the southeast corner of Lone Mountain Road and Rainbow Boulevard (APNs 138-02-101-002 and 015), Ward 6 (Ross), was considered by the Planning Commission on April 22, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Senior Citizen Apartments use, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-37599), Rezoning (ZON-37600) and Site Development Plan Review (SDR-37602) 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.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

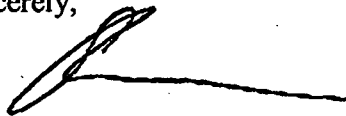


Mr. Jimmy Lee
SUP-37601 - Page Two
April 23, 2010

5. A Waiver from Title 19.04.010 is hereby approved to allow apartments on the ground floor where none are permitted.
6. A Waiver from Title 19.04.010 is hereby approved to allow a primary resident or guest entryway in conjunction with commercial uses where entryways to the apartments must be independent of ground floor commercial uses.
7. A Waiver from Title 19.04.010 is hereby approved to allow a front elevation that does not highlight the difference in uses.
8. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on May 19, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Janet Goyer
Ovation Development
6021 South Fort Apache Road, Suite #100
Las Vegas, Nevada 89148

KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113