



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

March 27, 2013

Mr. Andrew Hundertmark
1600 South Valley View Road Holdings
c/o 7501 Wisconsin Avenue, Suite #500W
Bethesda, Maryland 20814

RE: SUP-47592 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 20, 2013
RELATED TO GPA-4759 AND ZON-47594

Dear Mr. Hundertmark:

The City Council at a regular meeting held March 20, 2013, APPROVED the request for a Special Use Permit FOR THE CONVERSION OF THREE EXISTING SENIOR CITIZEN APARTMENT BUILDINGS TO ASSISTED LIVING APARTMENTS on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 21, 2013. This approval is subject to:

Added

- A. The landscape buffer areas shall be maintained and kept free of trash in accordance with code requirements.
- B. The perimeter fence shall be maintained at a minimum height of six feet.

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for the Assisted Living Apartments use.
2. Approval of General Plan Amendment (GPA-47595) and Rezoning (ZON-47594) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101


VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

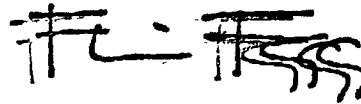


Mr. Andrew Hundertmark
SUP-47592 – Page Two
March 27, 2013

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg, Director
Planning

cc: Ms. Heidi Westerhoff
Compass Rock Real Estate, LLC
8671 West Charleston Boulevard
Las Vegas, Nevada 89117

Ms. Lucy Stewart
LAS Consulting
1916 Trail Peak Lane
Las Vegas, Nevada 89134