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cityoflasvegas
lasvegasnevada.gov

September 5, 2019

Mr. Dan Reed
D&A Property, LLC
7300 West Sahara Avenue
Las Vegas, Nevada 89117

**RE: SUP-76703 [PRJ-76508] – SPECIAL USE PERMIT RELATED TO
VAR-76702 AND SDR-76704
CITY COUNCIL MEETING OF SEPTEMBER 4, 2019**

Dear Mr. Reed:

The City Council at a regular meeting held on September 4, 2019 voted to **APPROVE** a request for a Special Use Permit FOR A MULTI-FAMILY RESIDENTIAL USE at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508].

This approval is subject to the following conditions:

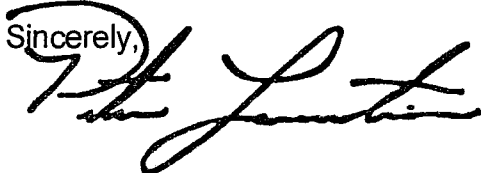
Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Multi-Family Residential use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76702) and Site Development Plan Review (SDR-76704) 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, as well as submitted as part of any business license application.

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6. 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.
7. 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 September 5, 2019.

Sincerely,


Peter Lowenstein, AICP®
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. George Gekakis
George Gekakis, Inc.
2655 South Rainbow Boulevard, Suite #401
Las Vegas, Nevada 89146