



Las Vegas

Agenda Item No.: 111.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 12, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW

SDR-12325 - BEYANCE ITEM - PUBLIC HEARING - APPLICANT: NEVADA H.L.N.D., INC. FOR THE SALVATION ARMY - Request for a Site Development Plan Review FOR A PROPOSED 78-UNIT APARTMENT COMPLEX on 3.16 acres adjacent to the south side of Owens Avenue, approximately 660 feet west of Main Street (APN 139-27-502-018), SV (Civic) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter

Motion made by LAWRENCE WEEKLY to Approve subject to conditions and amending Conditions 14 and 15 as follows:

14. All landscaping and private improvements installed with this project, including the portion of the driveway that encroaches into Assessor's Parcel Number 139-27-502-017, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Provide a copy of a recorded perpetual pedestrian and vehicular access agreement, or access easement, between this site and the adjoining parcel to the east (Assessor's Parcel Number 139-27-502-017) to cover those portions of said driveway prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

15. Prior to the issuance of any permits, provide an exhibit acceptable to the City Traffic Engineer showing all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility

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appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface?. Area shall be labeled as ?Privately Maintained?.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
 LOIS TARKANIAN, LAWRENCE WEEKLY, HARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN L. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

BOB FIBLEMAN, 295 East Warm Springs, Nevada HAND, appeared with MAJOR RAINE, 2900 Palomino Lane, and JACKIE SASSANO, 2900 East Warm Springs. MR. FIBLEMAN agreed with staff recommendations and gave approval.

BART ANDERSON, Public Works, read amendments to Conditions 14 and 15, to which the applicant concurred.

COUNCILMAN WEEKLY supported the amendments and questioned if there were any discussions with Neighborhood Services about the adjacent vacant mobile home park.

MAJOR RAINE confirmed he met with DEPUTY CITY MANAGER ORLANDO SANCHEZ about partnering with the County and the City to acquire the adjacent property in hopes to expand additional housing. MAJOR RAINE was pleased to report current progress since the City made the property available to the Salvation Army at a very affordable price. This property is being invested for affordable housing and if the other property is successfully acquired, it too will be developed into affordable housing. These plans would greatly benefit Owens Avenue and provide necessary housing.

COUNCILMAN WEEKLY stated that he would be pleased to announce during the Southern Nevada Homeless Coalition meetings that the City has aggressively participated in assuring proper services. He stated that although he is unsatisfied with the terminology "The Homeless Corridor," that area is appearing much nicer and offers a sense of pride for those in need. If the adjacent vacant property is acquired, he is positive that the partnership established with Nevada HAND will continue to be successful. He thanked DEPUTY CITY MANAGER SANCHEZ, and STEVE HARSIN, Director of Neighborhood Services, for their persistency with this project.

MAYOR GOODMAN expressed appreciation to Salvation Army and all colleagues of 501(C3) groups that proactively support the City and their efforts with this matter. He



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assured all that the Council will continue to be supportive and is grateful for this partnership. MAJOR RAINE thanked City staff and the Council in return.

MAYOR GOODMAN declared the Public Hearing closed.

