



City of Las Vegas

Agenda Item No.: 127.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 16, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-12318

SDR-12316 PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL. Request for Site Development Plan Review FOR A PROPOSED 200-UNIT APARTMENT PROJECT AND A WAIVER TO ALLOW A ONE-FOOT PERIMETER LANDSCAPE BUFFER WHERE SIX FEET IS THE MINIMUM LANDSCAPE BUFFER WIDTH REQUIRED AND TO ALLOW A 10-FOOT BUFFER WHERE 15 FEET IS THE MINIMUM WIDTH REQUIRED on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Robert Lane (APNs 138-13-701-023, 045, 050, and 057), R-E (Residence Estates) Zone, U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation], U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Backup referenced from the 07-13-06 Planning Commission meeting Item 18

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions and adding the following conditions as read for the record as follows:

- A. The lot shall be properly cleared of rubble within 30 days of the issuance of demolition permits.
- B. The mezzanine level shall conform to Sections 501 and 505 of the 2003 International Building Code and windows shall be a minimum of seven feet high from the first finished floor of the

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mezzanine.

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

Minutes:

See Item 126 for related discussion.