



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-12316 - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12312) and Variance (VAR-12318).
2. 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.
3. All development shall be in conformance with the site plan dated 7-13-06 and landscape plan date stamped 06/28/06 and elevations date stamped 03/13/06, except as amended by conditions herein.
4. A Reversionary Map or other suitable map shall be recorded prior to the issuance of building permits for the site.
5. A Waiver from 19.12.040.A is hereby approved, to allow a one-foot wide landscape buffer where a six-foot wide buffer is required along the private drive adjacent to the existing post office, and to allow a 10-foot wide landscape buffer where 15 feet is required along Madre Mesa Drive.
6. The minimum distance between buildings shall be 10 feet.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:

- One 24-inch box shade tree shall be added within each landscape island within the parking area;
 - Additional screening trees meeting Title 19.12 spacing requirements shall be added within the landscape buffer areas along the western perimeter of the site, the east buffer area, and the south side of the private drive connecting the site to Decatur Boulevard.
 - The revised plan shall show that the amount of turf does not exceed 15 percent of the total landscaped area.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
 9. Air conditioning units shall not be mounted on rooftops.
 10. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
 11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
 14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
 15. The applicant shall work with staff for increased landscaping density along the west property line, subject to approval of the Planning and Development staff.
 16. The maximum number of units shall be 198.

Public Works

17. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such reversionary map is required, it shall record prior to the issuance of any building permits for this site.
18. Construct a channelized median in accordance with Standard Drawing #221.1 at the existing median opening at the intersection of Decatur Boulevard and Madre Mesa Drive.
19. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
20. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
21. All landscaping installed with this project 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.
22. Site development to comply with all applicable conditions of approval for ZON-12312 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a 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 required on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane.

EXECUTIVE SUMMARY

This item was held in abeyance from the 06/08/06 Planning Commission so that the applicant could consider possible changes to the apartment design. The applicant submitted revised plans that increased the setbacks from 20 feet to 25 feet along the western property line where the drainage easement exists. However the setbacks located south of Madre Mesa Drive remain at 20 feet. The setbacks along Roberta Lane have increased from 77 feet to 81 feet.

As part of this application, the applicant proposes that 35-foot, three-story apartment buildings be constructed adjacent to existing single-family residential properties. This configuration does not meet Residential Adjacency or R-3 (Medium Density Residential) height standards, nor is it compatible with the adjacent properties, which are significantly lower in density than the proposed site. Therefore, staff recommends denial of this request.

BACKGROUND INFORMATION

A) Related Actions

- 03/20/95 The Board of County Commissioners approved a request for a Rezoning (ZC-567-95) from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) to R-3 (Multiple Family Residential) and C-1 (Local Business) for a portion of this site. The approval was in conjunction with a proposed 72-unit apartment complex, a 19,200 square-foot shopping center, and a 103,000 square-foot mini-warehouse complex. The development component of this approval was for three years.
- 07/17/96 The Board of County Commissioners approved a request for a Rezoning (ZC-798-96) to R-3 (Multiple Family Residential) for a proposed 20-unit apartment addition to the previously approved 72-unit apartment development on a portion of the subject site. The approval expired 07/07/98.

- 03/10/97 The City Council approved an Annexation (A-0013-95) of the portion of the subject site under Resolution of Intent to R-3 (Limited Multiple Residence) and C-1 (Local Business), containing approximately 11.10 acres. The Planning Commission and staff recommended approval.
- 06/08/98 The City Council approved an Extension of Time [ZC-567-95(1)] of an approved Rezoning to R-3 (Medium Density Residential) and C-1 (Limited Commercial) for a portion of the site. The Planning Commission and staff recommended approval. The Resolution of Intent was extended indefinitely.
- 06/28/99 The City Council approved a City-initiated General Plan Amendment (GPA-0011-99) to change the land use designation of a portion of the subject property from R (Rural Density Residential) and SC (Service Commercial) to M (Medium Density Residential) and SC (Service Commercial). This property included what is now a U.S. Post Office at the southwest corner of Decatur Boulevard and Madre Mesa Drive. The Planning Commission and staff recommended approval.
- 06/07/00 The City Council approved a General Plan Amendment (GPA-0005-00) to change the land use designation from M (Medium Density Residential) and SC (Service Commercial) to M (Medium Density Residential) and SC (Service Commercial) on 4.1 acres at the southwest corner of Decatur Boulevard and Madre Mesa Drive. The City Council also approved a Rezoning (Z-0013-00) to C-1 (Limited Commercial) and R-3 (Medium Density Residential) on approximately 6.9 acres at the southwest corner of Decatur Boulevard and Madre Mesa Drive in conjunction with a proposed U.S. Post Office and 72-unit apartment development. All previous Resolutions of Intent were expunged. The Planning Commission and staff recommended approval.
- 09/05/01 The City Council approved a Site Development Plan Review (SD-0025-01) for a proposed 85-lot single-family residential development on 13.02 acres adjacent to the south side of Madre Mesa Drive, approximately 840 feet east of Michael Way. The Planning Commission and staff recommended approval.
- 11/21/01 The City Council approved an Annexation (A-0030-01) of approximately 2.21 acres located on the south side of Madre Mesa Drive, approximately 700 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval. The effective date was 11/30/01.
- 01/02/02 The City Council approved a General Plan Amendment (GPA-0024-01) to change the land use designation on the newly annexed property from R (Rural Density Residential) and ROW (Right-of-Way) to M (Medium Density Residential). The City Council also approved a Rezoning (Z-0051-01) from U (Undeveloped) [R (Rural Density Residential) Master Plan Designation] to R-3 (Medium Density Residential) on the same 2.21-acre portion of the subject site. The Planning Commission and staff recommended approval.

- 01/16/02 The City Council approved a Site Development Plan Review [Z-0051-01(1), Z-0013-00(1) and ZC-567-95(2)] for a proposed 118-unit apartment development and a 59,180 square foot mini-warehouse facility on approximately 7.53 acres of the subject site (all but 2.5 acres of the current site). The Planning Commission and staff recommended approval. The City Council also approved a Variance (V-0086-01) to allow zero foot side and rear yard setbacks where 10 feet is the minimum side yard setback required and 20 feet is the minimum rear yard setback required on the multi-family portion of the project. The Planning Commission recommended approval. Staff recommended denial.
- 03/15/06 The City Council approved the Annexation (ANX-10266) of approximately 2.5 acres located at 4584 Madre Mesa Drive, which is part of the subject site. The Planning Commission and staff recommended approval. The effective date was 03/24/06.
- 04/19/06 The City Council approved a bill (Bill No. 2006-21) to amend Ordinance No. 5819 relating to an approved Annexation (ANX-10266) that would amend the legal description and change the appropriate City zoning classification from U (Undeveloped) [R (Rural Density Residential) Master Plan Designation] to R-E (Residence Estates) on the property at 4584 Madre Mesa Drive.
- 04/27/06 The Planning Commission held the following items in abeyance to the 06/08/06 Planning Commission meeting in an effort to allow the applicant time to meet with area residents and consider possible design changes: A General Plan Amendment (GPA-12310) to change the Master Plan Land Use on a 5.4-acre portion of the subject site from R (Rural Density Residential) and SC (Service Commercial) to M (Medium Density Residential); a Rezoning (ZON-12312) from U (Undeveloped) [R (Rural Density Residential) and M (Medium Density Residential) Master Plan Designations]; U (Undeveloped) [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial); and R-E (Residence Estates) to R-3 (Medium Density Residential) on the subject site; a Variance (VAR-12318) to allow a 20-foot setback from protected properties where Residential Adjacency Standards require a 105-foot setback on the subject site and to allow three-story buildings where a maximum of two stories is allowed; and a Site Development Plan Review (SDR-12316) for a proposed 200-unit apartment project and a Waiver of perimeter landscape buffer requirements on the subject site.
- 07/13/06 The Planning Commission recommended approval of companion item VAR-12318 concurrently with this application.
- 07/13/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #18/dr).

B) Pre-Application Meeting

02/09/06 Staff reviewed Zoning Code requirements as they pertain to the proposed apartment project. Residential Adjacency Standards will apply. The applicant was advised to include a detailed parking analysis on the site plan.

C) Neighborhood Meetings

03/22/06 Eight neighborhood residents attended and had the following concerns and comments:

- Will the development consist of apartments or condominiums? The applicant responded that units will be apartments but will be built to condominium standards.
- What will the rent rates be? The rates will be \$800 \$900 monthly.
- What does the zoning allow? R-3 zoning allows up to 24 dwelling units per acre; however, this project will be 18 dwelling units per acre.
- Residents dont want apartments; they would prefer condos.
- Residents stated that condo conversion is inevitable.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 11.26
Net Acres: 10.53

B) Existing Land Use

Subject Property: Single Family Residential
Undeveloped
North: Single Family Residential (Townhomes)
Multi-Family Residential (Apartments)
] Public Drainage Easement
South: Single Family Residential
East: Post Office
Multi-Family Residential (Apartments)
West: Single Family Residential

C) *Planned Land Use*

Subject Property: R (Rural Density Residential)
M (Medium Density Residential)
SC (Service Commercial)
North: MLA (Medium-Low Attached Density Residential)
M (Medium Density Residential)
South: R (Rural Density Residential)
M (Medium Density Residential)
East: M (Medium Density Residential)
West: R (Rural Density Residential)

D) *Existing Zoning*

Subject Property: R-E (Residence Estates)
U (Undeveloped) [M (Medium Density Residential) Master Plan Designation]
U (Undeveloped) [SC (Service Commercial) Master Plan Designation] under
Resolution of Intent to C-1 (Limited Commercial)
North: R-PD12 (Residential Planned Development - 12 Units per Acre)
R-PD20 (Residential Planned Development - 20 Units per Acre)
South: R-PD6 (Residential Planned Development - 6 Units per Acre)
R-3 (Medium Density Residential)
R-E (Rural Estates Residential - Clark County Designation)
East: C-1 (Limited Commercial)
C-M (Commercial/Industrial)
West: R-PD6 (Residential Planned Development - 6 Units per Acre)

E) *General Plan Compliance*

The subject site is designated R (Rural Density Residential), M (Medium Density Residential), and SC (Service Commercial) on the Southwest Sector Map of the Master Plan. The R and SC designations are proposed to be changed to M by a companion Master Plan Amendment (GPA-12310). The Medium Density category allows residential densities up to 25.49 units per acre. The proposed apartment project would allow a density of 19 dwelling units per net acre; thus, the proposal is appropriate for the M (Medium Density Residential) designation.

PROJECT DESCRIPTION

The proposed development consists of 200 one and two-bedroom units within 27 buildings. The units are contained within seven 16-plexes, eight 8-plexes and 12 carriage-style duplexes containing garages on the ground floor. The buildings are arranged around the perimeter and within a central cluster surrounded by parking. A pool and pool house are located within the main cluster of buildings. All of the residential buildings are three-story structures with a maximum height of 35 feet.

Primary access to the site is from Madre Mesa Drive. A gated exit is also located on Madre Mesa Drive, and a crash gate allows emergency access to Decatur Boulevard. Two private 25-foot wide drives provide access to the carriage units along the west property line. A total of 359 parking spaces are provided, with 96 spaces designated for garages, 15 for recreational vehicles and 88 for covered spaces.

Landscape buffers are provided on the perimeter of the site. Holly Oak trees are featured along Madre Mesa Drive. A dense row of Mondel Pines lines the north side of Roberta Lane across from rural lots outside the city limits. The parking area contains landscape planter islands where required (except in the RV parking area), but no trees are proposed within the islands.

Each building consists of a stucco exterior with pitched concrete tile roofs of varying color. External staircases provide access to the second floor units. The second floor plans contain a mezzanine level with a loft and attic space.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required R-3	Provided	Compliance
Min. Lot Size	6,500 Square Feet	5,227 Square Feet (overall is 10.53 acres)	N
Min. Lot Width	N/A	67 Feet	N/A
Min. Setbacks			
• Front	20 Feet	290 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	N/A	17 %	N/A
Floor Area Ratio	N/A	0.36	N/A
Max. Building Height	2 Stories/35 Feet	3 Stories/35 Feet	N
Min. Distance Between Buildings	10 Feet	12 Feet	Y
Trash Enclosure	Walled, gated, roofed, 50 feet from residential property	Walled, gated, roofed, 60 feet from residential property	Y
Mech. Equipment	Screened	Screened	Y

The proposal does not meet the building height standard where adjacent to residential properties to the west and south. This is explained further in the Residential Adjacency section below. In addition, the R-3 District requires that building height not exceed the lesser of two stories or 35 feet. The proposed buildings do not exceed 35 feet, but they do contain three stories. A Variance (VAR-12318) has been submitted to allow the additional story and the reduced setback. Currently, the minimum lot size standard in the R-3 District is not met, but can be corrected through re-mapping of the site.

The following Code standards are not met by the proposal and require waivers:

Waiver	Code Requirement	Proposed	Recommendation
19.12.040.A	Minimum landscape buffer depth adjacent to rights-of-way is 10 feet, except 15 feet where adjacent to or across the street from existing single family use or zoning district. Minimum depth along interior lot lines is 6 feet.	Buffer on north side of drive adjacent to post office is 1.84 feet where 6 feet is required. Buffer along Madre Mesa Drive is 10 feet where 15 feet is required.	Approval.

A Waiver is required to allow a 10-foot perimeter buffer width along Madre Mesa Drive where 15 feet is required and a one-foot buffer along the north side of the private drive adjacent to the existing post office where six feet is the minimum width required. Along Madre Mesa Drive, buildings are still set back 20 feet and the smaller planter allows for the installation of a sidewalk on the north side of the buildings. In addition, the planting requirements are met along Madre Mesa Drive. The shape of the parcel where the private drive is located does not allow for landscape buffers along both sides. For these reasons, approval of the Waiver is justified.

Exception	Code Requirement	Proposed	Recommendation
19.10.010.H(11b, 11c)	One tree for every six uncovered parking spaces located within the interior of the parking lot.	Trees only planted at the end of parking rows.	<i>Denial.</i> Additional trees can be added within the proposed island planters.
19.12.040.B(1)	One 24 box tree per 20 linear feet	One tree per 50 feet along Decatur access; irregular spacing along west property lines and east property line adjacent to existing post office	<i>Denial.</i> Additional trees are required to screen the development from adjacent residential areas.

The applicant requested an administrative Waiver of parking lot landscaping only. Parking lot landscaping islands have been provided and trees should be added for their shading, cooling and aesthetic effects. Additional trees must be provided within planters along the private drive providing emergency access from Decatur adjacent single-family residential development. A condition of approval addresses these requirements. The number of shrubs complies with the Code.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. The maximum height of the apartment buildings adjacent to protected residential properties along the west and south property lines is 35 feet. The Proximity Slope limitation requires these buildings to be set back 105 feet from the residential property lines. These buildings are setback 20 feet from properties in the Madre Mesa South subdivision to the west and 77 feet from properties on the south side of Roberta Lane. A Variance (VAR-12318) to allow the reduced setback will be required. Buildings along the north side of the project comply with Adjacency requirements. The amount of deviation is 81 percent along the west perimeter and 27 percent along the south perimeter.

This item was held in abeyance from the 06/08/06 Planning Commission so that the applicant could consider possible changes to the apartment design. The applicant submitted revised plans that increased the setbacks from 20 feet to 25 feet along the western property line where the drainage easement exists. However the setbacks located south of Madre Mesa Drive remain at 20 feet. The setbacks along Roberta Lane have increased from 77 feet to 81 feet.

- b) Building setback. The apartment buildings must be set back a minimum of 15 feet to meet this requirement, which equals the rear yard setback of the protected properties. The 20-foot setback complies with this standard.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
<i>Multi-Family Residential:</i>						
1 Bedroom	56	1 space/1.25 units	70			
2 Bedroom	144	1 space/1.75 units	252			
Guest parking	200	1 space/6 units	34			
Subtotal	200		356	Variable	356	3
TOTAL			356		359	

A total of 356 parking spaces is required for the 200 units as proposed. The site will provide 359 spaces, thereby meeting Title 19 requirements. Per Title 19.10, handicapped spaces are required at the rate of one space per dwelling unit designed to accommodate handicapped occupants. The three accessible spaces provided indicate that up to three units may be designed for occupancy by the handicapped.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12 and 19.10, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	26 Trees	15 Trees
Buffer:			
• Min. Trees	1 - 24 Box Tree/20 Linear Feet	175 Trees	96 Trees
• Min. Zone Width (Roberta Ln. & Madre Mesa Dr.)	15 Feet		25 feet along Roberta; 10 feet along Madre Mesa
• Min. Zone Width (rest of perimeter)	6 Feet		1.84 Feet along north side of drive adjacent to post office; otherwise min. 6 feet
• Wall height	6 Feet		6 Feet
• Maximum allowable turf area	15% of total landscapable area		Figures not provided

Each of the 15 trees proposed to be planted in the parking area are located in planters at the end of parking rows. Landscape islands are proposed, but these contain shrubs only. The required number of trees is provided along rights-of-way, but not along interior property lines. The applicant has requested waivers of the buffer width area, parking lot planting requirements, and number of trees required.

A5) Sign Standards

Signs shall be permitted according to the standards contained in Title 19.14 for the R-3 (Medium Density Residential) district.

B) *General Analysis and Discussion*

•Zoning

The site is currently zoned R-E (Residence Estates) on 4.5 acres, U (Undeveloped) [M (Medium Density Residential) Master Plan Designation] on 3.12 acres, and U (Undeveloped) [SC (Service Commercial) Master Plan Designation] with a Resolution of Intent to C-1 (Limited Commercial) on 2.91 acres. The applicant requests an amendment to the Master Plan to change the existing R (Rural Density Residential) and SC (Service Commercial) land use designations on the site to M (Medium Density Residential), which would allow up to 25.49 units per acre. The applicant is also requesting a Rezoning (ZON -12312) to R-3 (Medium Density Residential) to allow a net density of 19 units per acre for this project.

•Site Plan

The site is located south of an existing townhouse subdivision and apartment complex proposed to be converted to condominiums, and is bound on the west and south sides by single-family residential properties. The proposal of three story buildings at the R-3 setback line adjacent to these lower density properties is inappropriate, and is grounds for denial of this Site Development Plan Review. The provision of single-story buildings along the south and west perimeter is preferred.

Remapping of the site is essential to meeting the lot size requirements of the R-3 (Medium Density Residential District). This will be required before any permit can be issued.

A revised site plan dated May 18 reduced the number of handicap-accessible spaces and corrected the width of each accessible stall to meet Title 19 requirements.

•Landscape Plan

Adequate screening is provided along Roberta Lane and Madre Mesa Drive adjacent to single-family residential areas. However, additional trees will be required for screening along the west property line adjacent to the existing Madre Mesa South subdivision. Planters within the parking area are available to accommodate trees in addition to the proposed shrubs. At least one tree per landscape island should be added.

A revised landscape plan dated May 18 shifted the Mondel Pines along Roberta Drive to the outside of the perimeter wall to increase the efficacy of the screening.

- Elevation

Building materials are typical of apartment and condominium buildings in the Las Vegas Valley. Visual interest is created by varied rooflines, changes in wall plane, and window frame accents.

- Floor Plan

Three unit types were submitted. Carriage units do not provide direct access from garages into the units.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The land use is appropriate for the area; however, the development as proposed is too intense in the context of single-family development adjacent to the north, south and west of the subject property. Three-story structures are proposed to be too close to existing developments. Additional screening required by a condition of approval will help to mitigate some of the impact to neighboring properties.

- 2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed apartment development requires approval of a Variance to allow an additional story and to allow a reduced Residential Adjacency setback. Landscape buffer requirements are not met by the proposal and require waivers to be approved.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Primary site ingress and egress is proposed from Madre Mesa Drive, a 60-foot Right-of-Way. Secondary emergency access is provided from the southbound lane of Decatur Boulevard. An emergency vehicle could not make a left turn into the property from Decatur. Improvements will be required on Madre Mesa Drive that will minimize traffic conflicts in the area. Traffic from the proposed entrance to Decatur Boulevard will increase, but this should not have a significant negative impact on the neighborhood as a whole.

4. Building and landscape materials are appropriate for the areas and for the City;

Building materials are typical of apartment and condominium buildings in the Las Vegas Valley. Landscaping materials are drought-tolerant and compatible with existing development.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Elevations and section drawings do not illustrate compliance with Residential Adjacency Standards along the west perimeter of the site. They are therefore, not compatible with existing single-family development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

PLANNING COMMISSION ACTION

The Planning Commission modified condition #3 and added #15 & 16. There was one speaker in opposition.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 489 by Planning Department

APPROVALS 0

PROTESTS 3