



City of Las Vegas

Agenda Item No.: 128.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
WAIVER

WVR-13432 PUBLIC HEARING APPLICANT: GEORGE GEKAKIS, INC. - OWNER:
SOUTHERN RAIN HOLDING LLC ET AL - Request for a Waiver of Title 18.12.130 TO
ALLOW A NON-CONFORMING LAR CUL-DE-SAC on 8.98 acres adjacent to the west side of Effinger
Lane, approximately 300 feet south of Harris Avenue (APNs 139-25-407-005, 007, 027, 037,
042 and 043), R-3 (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density
Residential) Zone, Ward 1 (Reese). Staff recommends DENIAL. The Planning Commission (5-
1 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter

Motion made by GARY REESE to Approve subject to conditions

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:

MAYOR GOODMAN declared the Public Hearing open for Item 128 [WVR-13432], Item 129 [VAR-13429], Item 130 [VAR-13430], Item 131 [SUP-13431], Item 132 [VAC-13433] and Item 133 [SDR-13428].

GEORGE GEKAKIS, 2655 South Rainbow Boulevard, explained this project initiated 10 years ago and through extensive efforts and negotiations with COUNCILMAN REESE'S office, he

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described the current proposal. MR. GEKAKIS stated the project would consist of apartments and specified there is no desire to convert the property to condominiums. MR. GEKAKIS described his efforts to introduce the proposal to neighboring residents in order to acquire their support. Unfortunately, the first phase of the project did not include the current request to vacate a portion of Poppy Lane. Neighbors have agreed the vacation would be beneficial and in addition, the project would not affect the existing community with additional traffic. The project would have its own gated entry and upon efforts with the City's Public Works Department the project would cause the termination of Effinger Lane.

COUNCILMAN REESE requested the intent to vacate Poppy Street and MR. GEKAKIS responded they would provide half street improvements to mitigate potential problems of school children walking in that area. COUNCILMAN REESE noted staff's concern that Effinger Lane would need a crash gate and MR. GEKAKIS confirmed that the project would include the necessary crash gates.

COUNCILMAN REESE stated the area would welcome a four-story senior complex and as he has approved other four-story structures, he would support these requests. He complimented the design of the project and noted MR. GEKAKIS' other well designed properties.

TOM McGOWAN, Las Vegas resident, inquired affordability and square footage for the apartments. MR. GEKAKIS stated a one-bedroom would be 785 square feet with rent as low as \$377 per month; a two bedroom unit would be over 1,000 square feet at a rate of \$461 per month. MR. GEKAKIS confirmed the complex would be age restricted to 55 years or older. MR. McGOWAN supported the project.

MR. GEKAKIS noted the many amenities the project would offer including a media room, piano bar, computer room, health room, pools and spas. COUNCILMAN REESE expressed hope that the project would come to fruition. COUNCILWOMAN TARKANIAN requested MR. GEKAKIS research the possibility of development off Valley View Boulevard.

BART ANDERSON, Public Works, suggested Condition 3 of the waiver be modified to state that the sidewalk need not be constructed, but COUNCILMAN REESE expressed his desire to address that concern under the Site Development Review Plan instead.

COUNCILMAN REESE acknowledged recent crime issues that encouraged him to support the waiver for a ten-foot wall instead of an eight-foot wall, and at his request, MR. ANDERSON added a condition to Item 132 [VAC-13433] to construct half-street improvements on McKnight Street from the north boundary of the existing site north to Harris Avenue.

MR. ANDERSON amended Condition 16 of Item 133 [SDR-13428] to include the statement that a crash gate will be constructed at the termination of Effinger Lane and no sidewalk need be constructed at that location. MARGO WHEELER, Director of Planning and Development, also added a condition to Item 133 that the project shall be developed and maintained as a Senior

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Citizen apartment project as defined by Title 19.20. MR. GEKAKIS agreed to all conditions.

MAYOR GOODMAN declared the Public Hearing closed for Item 128 [WVR-13432], Item 129 [VAR-13429], Item 130 [VAR-13430], Item 131 [SUP-13431], Item 132 [VAC-13433] and Item 133 [SDR-13428].