



City of Las Vegas

Agenda Item No.: 133.

**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 WVR-13432, VAR-13429, VAR-13430, SUN-13431, AND VAR-13432

SLR-13428 - PUBLIC HEARING APPLICANT: GEORGE GEKAKIS, INC. - OWNER: SOUTHERN TRAIL HOLDINGS, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 195 UNIT EXPANSION TO AN EXISTING 110-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS 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-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

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

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Approve Subject to Conditions amending Condition 16 and adding the following as read for the record as follows:

16. Construct half-street improvements, including appropriate overpaving, on Effinger Lane adjacent to this site concurrent with development of this site. Effinger Lane shall be terminated with a cul-de-sac meeting current City Standards unless a waiver is approved by the City Council. Sidewalk improvements at the south end of the Effinger Lane termination are not required to be constructed; a crash gate shall be provided allowing emergency access from Effinger Lane to the existing Senior Housing project to the south. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as

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electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

A. The project shall be developed and maintained as a Senior Citizen apartment project as defined by Title 19.20.

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 128 for related discussion.