



*City of Las Vegas*

Agenda Item No.: 95.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: AUGUST 15, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19673 AND VAR-19672

SDR-19670 - VARIANCE ITEM PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. OWNER: COHEN 1969 TRUST - Request for a Site Development Plan Review FOR A 16.5 ACRES MULTI-FAMILY DEVELOPMENT on 7.36 acres at 3132 North Jones Boulevard (APN: 101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre)], Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	1

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0-1 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 05-24-07 Planning Commission Meeting Item 32

Motion made by RICKI Y. BARLOW to Approve subject to conditions and adding the following conditions as read for the record:

- A. Applications for a rezoning, ZON-14356; variance, VAR-14880 and site development plan review, SDR-14352, shall be expunged.
- B. An eight-foot block wall along Rowland Street of matching material and color to the existing block wall on the south property line shall be provided.
- C. A 20-foot bermed buffer on the Rowland Street side of the block wall shall include a double row of trees. Block wall and landscaping on Rowland Street and Cheyenne Avenue shall be installed once grading is complete.

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D. Landscaping on Rowland Street and Cheyenne Avenue shall be permanently maintained in a satisfactory manner.

E. A minimum of six, 36-inch box evergreen trees will be placed in the southeast corner of the site.

F. There shall be no access from Rowland Street allowed during construction of the project.

G. Building height shall not exceed 33 feet.

H. The parking area landscaping shall include 44 trees and the perimeter 163 trees as previously approved.

I. Construct incomplete street improvements on Rowland Avenue adjacent to this site concurrent with development of this site. Improvements shall consist of permanent asphalt pavement and L-type curb; sidewalk installation shall be deferred and decomposed granite provided in the area where sidewalk would normally be placed; installation of streetlights shall be deferred, however exterior streetlighting shall be submitted for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer shall provide to the City such streetlights for future installation. Alternatively, monies in lieu of such deferred streetlights, including all necessary underground conduit and pull boxes, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land and Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements (sidewalk) not constructed at this time on Rowland Avenue.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, 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 93 for related backup and discussion.