

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: OCTOBER 11, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

**SDR-24274 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-24276 -  
PUBLIC HEARING - APPLICANT/OWNER: TR BOULDERS CORPORATION - Request  
for a Site Development Plan Review FOR THE CONVERSION OF A 388-UNIT  
CONDOMINIUM DEVELOPMENT TO AN APARTMENT DEVELOPMENT on 19.9 acres at  
3450 North Hualapai Way (APNs 138-07-316-001 through 498), PD (Planned Development)  
Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4  
(Brown)**

**C.C.: 11/7/2007**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcard
7. Submitted after final agenda Condition confirmation letter by TR Boulders, Corp.

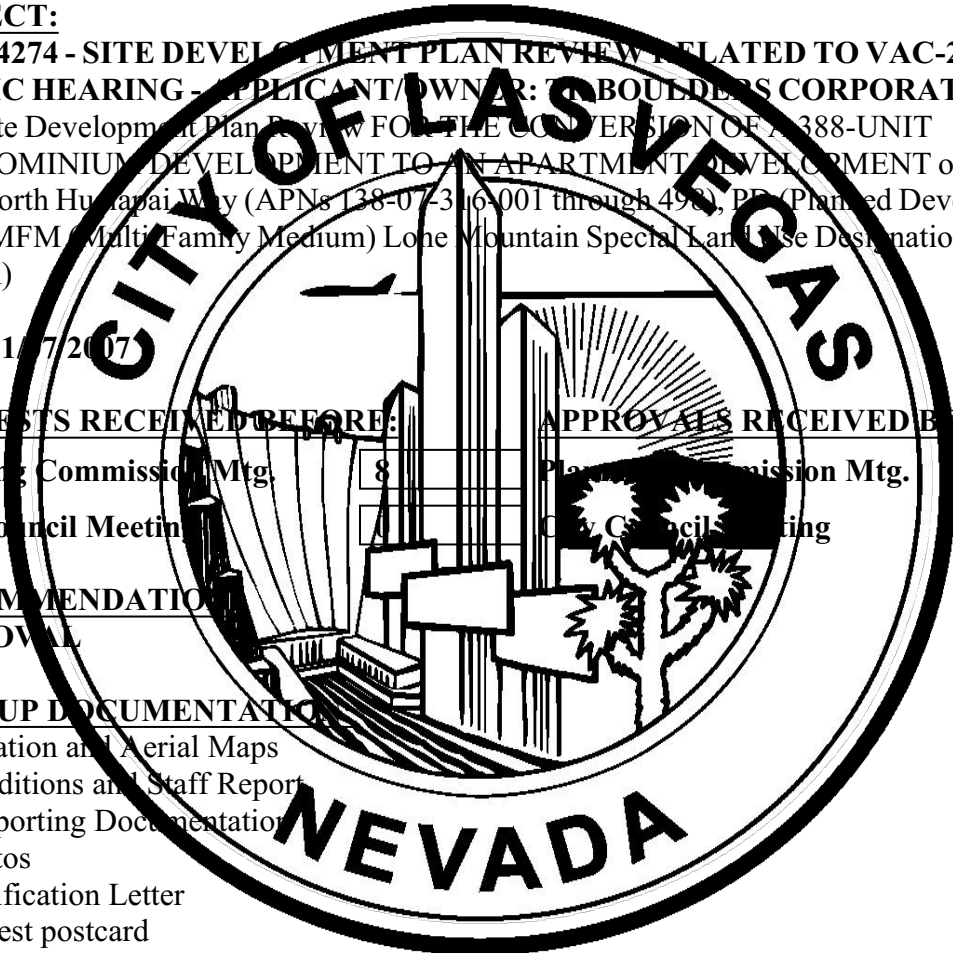
Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
RICHARD TRUESDELL, STEVEN EVANS, SAM DUNNAM, LEO DAVENPORT, BYRON  
GOYNES, DAVID STEINMAN; (Against-None); (Abstain-None); (Did Not Vote-None);  
(Excused-GLENN TROWBRIDGE)

**Minutes:**

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward at the request of a member of the public.



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ANDY REED, Planning and Development Department, explained that in 2000, the applicants had constructed an apartment complex which was then converted to condominium units in 2005. The applicants have since changed their minds and are requesting conversion back to apartments. MR. REED noted that the site complies with the original condition of approval for the zone change and recommended approval.

SUSAN JOHNSTON, Stanley Consultants, appeared on behalf of the applicants and accepted all conditions.

TODD FARLOW, 340 North 19th Street, stated that in the area where he lives, a previous condominium conversion had resulted in a nightmare for his neighborhood.

COMMISSIONER TRUESDELL questioned whether the units could be rented out. DOUG RANKIN, Planning and Development Department, replied that the applicant does have the ability to rent one or all of the units. He stated that the applicant's plan is to revert back to one parcel and MS. JOHNSTON concurred.

CHAIRMAN DAVE HORT declared the Public Hearing closed.

