



City of Las Vegas

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 10, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
DR-25777 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25776, VAR-25778, SUP-25775, AND SEP-25779 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC., LOWE'S, EXCEED PROPERTIES, INC., ET AL. - Request for a Site Development Plan Review OF A PROPOSED 43-STORY MIXED-USE DEVELOPMENT INCLUDING 175 RESIDENTIAL UNITS AND 179,860 SQUARE FEET OF COMMERCIAL USES, WITH A WAIVER OF RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A 101-FOOT SETBACK WHERE 1,500 FEET IS REQUIRED AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE AND FIVE FEET ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 7.02 acres adjacent to the northeast corner of Sixth Street and Sahara Avenue (APNs 162-03-801-011, 013, 014, and 099; 162-03-111-001 through 084), C-1 (Limited Commercial) Zone, R-PD25 (Residential Planned Development - 25 Units per Acre) Zone and R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese)

C.C.: 02/06/2008

PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="checkbox"/>	Planning Commission Mtg.	<input type="text" value="7"/>
City Council Meeting	<input type="checkbox" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcards
7. Submitted after final agenda Protest/support postcards and telephone protests