



City of Las Vegas

Agenda Item No.: 99.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 2, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW

SDR-26214 PUBLIC HEARING APPLICANT/OWNER: TOWNE TERRACE
APARTMENTS Request for Site Development Plan Review FOR THE CONVERSION
OF A 50-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 0.83
acres at 322 South 7th Street (APN 139-34-710-034) R-5 (Apartment) Zone, Ward 3 (Reese). Staff
recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL,
subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after meeting Recordation notice of Council action and conditions of approval

Motion made by GARY REESE to Approve subject to conditions and adding the following
condition as read for the record:

A. Upon application for a Tentative Map, the applicant shall provide proof that a notice of intent
to convert has been delivered to each tenant as required by Nevada Revised Statutes. The
applicant is further responsible for providing each tenant with notice of any and all future public
hearings held regarding the conversion or mapping process.

APRIL 2, 2008

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

MAYOR GOODMAN declared the Public Hearing closed.

ATTORNEY MS. SOROKAC, 800 Howard Highway, appeared on behalf of the applicant. This project will entail a conversion to condos and the price points will range within the level of the existing tenants to avoid displacement. The only issue related to the subject site is the ability to provide 69 parking spaces rather than the required 69 spaces. MS. SOROKAC noted that one parking space per unit will be provided but there is additional public parking within walking distance. She also stated that the property is located along the multi-use transportation trail. She respectfully requested approval.

COUNCILMAN REESE asked about the existing parking. She replied there are 50 subterranean parking spaces and four spaces in the driveway. MARGO WHEELER, Director of Planning and Development Department, explained to the Councilman that in this case, it is not a variance but how the project was originally built. There has not been an elimination of parking spaces.

COUNCILMAN REESE was concerned about a reduction in parking for Andre's Restaurant. He also wanted to ensure the applicant makes it affordable for existing tenants to have the opportunity to purchase, as some have resided there for over 20 years. He realized that the applicant has done well with previous projects that have been converted. MS. SOROKAC confirmed that the applicant will work with the existing tenants.

ANTHONY HODGES, Las Vegas resident, commented that with these conversions, there is opportunity to sell to existing tenants. He desired to see additional parking and asked Council to review carefully when voting.

COUNCILMAN REESE understood staff's recommendation for denial but sincerely believed the applicant will do a good job with the conversion, as well as follow through with the conditions.

MAYOR GOODMAN declared the Public Hearing closed.