



City of Las Vegas

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 16, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25776, VAR-25778, SUP-25775,
AND SUP-25779

SDR-25773 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER:
EXCEED PROPERTIES, INC., ET AL. - Request for a Site Development Plan Review FOR A
PROPOSED 3-STORY MIXED-USE DEVELOPMENT INCLUDING 1105 RESIDENTIAL
UNITS AND 179,866 SQUARE FEET OF COMMERCIAL USES, WITH A WAIVER OF
RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A 10 FOOT SETBACK
WHERE 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 162-02-001-011, 013, 014, and 099; 2-03-1-0 through 084), R-1 (Limited
Commercial) Zone, R-25 (Residential Planned Development Units per Acre) Zone, and R-1
(Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone] Ward 3 (Reese).
The Planning Commission (7-0 vote) and staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	36	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Table Letter by EV&A Architects
7. Backup Referenced from the 03-13-08 Planning Commission Meeting Item 25

Motion made by GARY REESE to Table Items 104-108

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CITY COUNCIL MEETING OF: APRIL 16, 2008

RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LARRY BROWN)

