



*City of Las Vegas*

Agenda Item No.: 108.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: AUGUST 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
DR-2728 STABLE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT/OWNER: PECCOLE KAMPA 9-B, LLC - Request for a Site Development Plan  
Review FOR THE CONVERSION OF AN EXISTING 404-UNIT APARTMENT COMPLEX TO  
A CONDOMINIUM DEVELOPMENT on 17.57 acres at the southwest corner of Charleston  
Boulevard and Apple Street (APN 163-06-510-001), R-3 (Medium Density Residential) Zone, Ward  
2 (Wolfson). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.   
City Council Meeting

Planning Commission Mtg.   
City Council Meeting

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend 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. Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards
8. Submitted after Meeting Support Postcard and Recordation Notice of Council Action and Conditions of Approval
9. Backup Referenced from the 04-24-08 Planning Commission Meeting Item 19

Motion made by STEVE WOLFSON to Approve subject to conditions and amending Condition 2 as read for the record:

2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-None);  
(Excused-STEVEN D. ROSS)



Minutes:

MAYOR GOODMAN declared the Public Hearing open.

LAURA DREYA appeared on behalf of the applicant and asked for approval.

TOM McGOWAN asked how many condominiums were projected to be sold and if there would be an adverse impact on the remaining condominiums not sold. MS. DREYA was not certain on the project number.

MAYOR GOODMAN replied that the private developer takes risks and they will have to deal with the consequences.

Responding to COUNCILMAN WOLFSON's query, MARGO WHEELER, Director of Planning and Development, verified that this project was entitled January 4, 2006 and lapsed January 4, 2008. The average entitlement period is two years but can be reduced to a smaller period of time. The Councilman desired to see conversion take place. MS. DREYA added that the engineer has almost completed the final map; thereafter, the conversion will take place. The Councilman desired to have a one-year period of time. MS. WHEELER verified the amendment would take place under Condition 2 to reflect a one-year period.

MAYOR GOODMAN declared the Public Hearing closed.