

AGENDA

City of Las Vegas

March 18, 1987

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 56

ITEM	Council Action	Department Action
------	----------------	-------------------

X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</u>		
--	--	--

C. <u>TENTATIVE MAP</u>		
--------------------------------	--	--

1. <u>ABEYANCE ITEM - Villa Europa</u>		
---	--	--

Property located on the south side of Peak Drive, between Lorenzi Boulevard and Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD8).		
--	--	--

Owner: Metropolitan Development Company		
--	--	--

Subdivider: McKellar Development Corporation		
---	--	--

No. of Acres: 13.46		
----------------------------	--	--

No. of Lots: 94		
------------------------	--	--

Planning Commission unanimously recommended DENIAL.		
--	--	--

If approved, subject to:		
---------------------------------	--	--

1. Conformance to the conditions of approval for zoning application Z-82-85.		
---	--	--

2. Install half-street improvements on Chandler Mews Drive as required by the Department of Public Works.		
--	--	--

Staff Recommendation: APPROVAL		
---------------------------------------	--	--

Lurie - APPROVED as recommended, subject to conditions. Unanimous (Nolen excused)	
--	--

	Clerk to notify & Planning to proceed
--	--

APPROVED AGENDA ITEM

Larry L. Burton

1514

To: The City Council

X.

Re: Community Planning and Development Agenda Item
March 18, 1987 City Council Agenda

000408

C. TENTATIVE MAP

1. ABEYANCE ITEM - Villa Europa

This item was held in abeyance, along with the next related item, at the request of the applicant so the map could be revised as requested by staff. Previously, the map needed a revision to the layout in the vicinity of Venice Lane and to provide sidewalks adjacent to the private streets in the subdivision. The applicant has now revised the map to the satisfaction of staff and is providing 3½ foot sidewalks on each side of the streets. The changes will result in a reduction in the number of lots from 98 to 94. The typical lot size is 40' x 90'. In all other respects, this map conforms to the subdivision regulations.

Planning Commission Recommendation: DENIAL, because a portion of the subdivision needs to be redesigned and sidewalks be provided. (The subdivider has revised the map and is providing sidewalks, which now satisfies the concerns of the Planning Commission.)

Staff Recommendation: APPROVAL



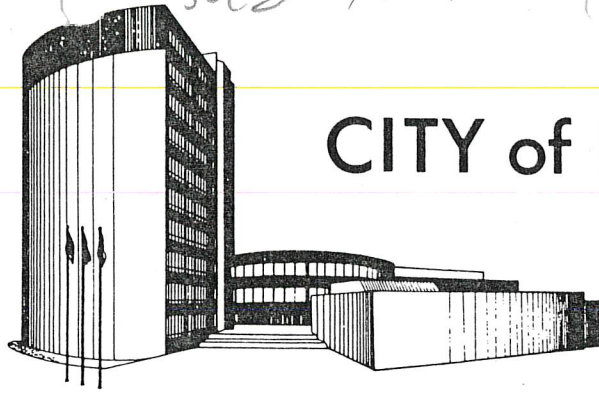
HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUB-1317 20-11
MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS



April 10, 1987

Metropolitan Development Company
2501 Green Valley Parkway - Suite 108
Henderson, Nevada 89015

RE: TENTATIVE MAP
Villa Europa

Gentlemen:

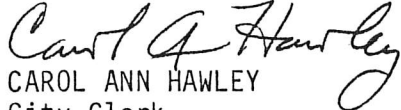
The City Council at a regular meeting held March 18, 1987, APPROVED the Tentative Map for Villa Europa on property located on the south side of Peak Drive, between Lorenzi Boulevard and Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD8), subject to the following conditions:

1. Conformance to the conditions of approval for zoning application Z-82-85.
2. Install half-street improvements on Chandler Mews Drive as required by the Department of Public Works.
3. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
4. Street names to be provided in accord with the City's Street Name Policy.



5. Subject to all conditions of City departments and State Subdivision Statutes.

Sincerely,


CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services
Alca Engineering and Surveying, 820 S. Valley View Blvd.,
Las Vegas, Nevada 89107-4441