



City of Las Vegas

Agenda Item No.: 139.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 12, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
REVIEW OF CONDITION

ROC-14027 PUBLIC HEARING - APPLICANT: PM II, INC. - OWNER: PULTE HOMES, INC. - Request for review of Condition Number 13 of an approved Site Development Plan Review (SDR-9095) TO ALLOW A MINIMUM LOT SIZE OF 8,500 SQUARE FEET WHERE 10,000 WAS REQUIRED for a proposed residential subdivision on 36.68 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter
5. City Council approval letter for SDR-9095

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LOIS TARKANIAN, LAWRENCE WEEKLY, 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 open.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of Pulte Homes and noted that this site plan was approved in January and reflected 8,500 square foot minimum lots and perimeter lots most in excess of 20,000 square feet. Unfortunately, Condition

CITY COUNCIL MEETING OF: JULY 12, 2006

13 hindered the site to conform since the minimum lot size stipulated indicated 10,003 square feet. ATTORNEY KAEMPFER clarified this application would modify that condition so as to allow the previously approved site plan to conform. He emphasized this request would not reduce established lot sizes.

COUNCILMAN ROSS stated that the nearby community has put forth tremendous effort to ensure others enjoy the same rural lifestyle that currently exists. The anticipated equestrian park is to be located north of the site and this project would help continue and promote rural lifestyles. ATTORNEY KAEMPFER noted he contacted the nearby homeowners association and obtained their approval of the project, and COUNCILMAN ROSS expressed appreciation for his doing so.

MARGO WHEELER, Director of Planning and Development, expressed her apologies for not noticing the conflicting condition.

MAYOR GOODMAN declared the Public Hearing closed.

