



*City of Las Vegas*

Agenda Item No.: 134.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: AUGUST 16, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
WAIVER

WVR-14007 PUBLIC HEARING APPLICANT: FULTE HOMES - OWNER: HOWARD HUGHES COMPANY - Request for a Waiver of Title 18.12.105 TO ALLOW PRIVATE DRIVE AISLES TO INTERSECT WITH PRIVATE DRIVE AISLES, TO ALLOW PRIVATE DRIVE AISLES TO BE SHORTER LONG WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW 20 FOOT WIDE PRIVATE DRIVE AISLES WHERE 24 FEET IS THE MINIMUM for 14 acres at the northwest corner of Lake Mead Boulevard and I-215 (APNs 137-14-501-003 and 137-12-101-003), P-C (Planned Community) Zone, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

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. Justification Letter
5. Backup referenced from the 07-13-06 Planning Commission meeting Item 60

Motion made by LARRY BROWN 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 for Item 134 [WVR-14007], Item 135 [WVR-14008], Item 136 [WVR-14009] and Item 137 [SDR-14047].

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner Renshaw and Ferrario, appeared with BOB GENZER of Genzer Consulting on behalf of the applicant. ATTORNEY

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KAEMPFER recognized the favorable recommendations, agreed to all conditions as modified and respectfully requested approval.

MR. GENZER made reference to the three waiver applications and specifically requested an amendment to the Site Development Plan Review. The subject line of Item 137 should reflect 1,063 lots for the single family development and 473 units for the attached residential; however, the totals would remain the same. Upon diligently working with the City's staff, he referenced the need to amend several other conditions.

TOM MCGOWAN, Las Vegas resident, requested elevation details as the project could be within the flight path of the right hand turn. Nonetheless, he supported the project.

COUNCILMAN BROWN requested MARGO WHEELER, Director of Planning and Development, clarify the aforementioned condition changes. MS. WHEELER read changes to conditions 2, 3, 6, 7, and 9 to which MR. GENZER agreed and added that the word "lot" in Condition 7 be made plural. BART ANDERSON, Public Works, read changes to Condition 14, 16, 22, and 24 and MR. GENZER agreed.

COUNCILMAN BROWN stated that Village 26 is unique because it is not part of the Summerlin West Development Agreement that was signed with the City but will be part of the Summerlin West Master Planned Community and west of Village 26 there will be access connecting to Cheyenne Avenue. It was important to the owner that this development not set a precedent because it was their impression that the landscape design and requirements and maintenance are far more stringent than the City's requirements. He expressed concern about the Lake Mead Interchange since that is contingent upon what the County and the beltway does. COUNCILMAN BROWN stated it is important that the public access road to Cheyenne Avenue be maintained outside of Village 26 because it could become part of a master association. He confirmed there would not be any precedent settings for Howard Hughes Corporation or Summerlin West. ATTORNEY KAEMPFER clarified these concerns were a consistency issue and the intent is to provide the same look and quality pertaining to the width and elaborate landscaping. COUNCILMAN BROWN commended staff and the applicant for working so diligently to propose this project.

ATTORNEY KAEMPFER made a special announcement to thank the City's Planning and Development staff for their superb efforts and professionalism.

MAYOR GOODMAN declared the Public Hearing closed for Item 134 [WVR-14007], Item 135 [WVR-14008], Item 136 [WVR-14009] and Item 137 [SDR-14047].