



City of Las Vegas

Agenda Item No.: 137.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-14007, WVR-14008 AND WVR-14009

SLR-14047 - PUBLIC HEARING APPLICANT: PULTE HOMES - OWNER: HOWARD HUGHES CORPORATION - Request for a Site Development Plan Review FOR A 1,282 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND A 254 UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 314 acres at the northwest corner of Lake Mead Boulevard and 215 (PLAN 137-14-561-003 and 137-13-101-003), 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.	<input type="text" value="1"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Submitted at meeting - Changes to Conditions by Bart Anderson
6. Backup referenced from the 07-13-06 Planning Commission meeting Item 63

Motion made by LARRY BROWN to Approve Subject to Conditions and amending Conditions 2, 3, 6, 7, 9, 14, 16, 22 and 24 as read for the record as follows:

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in substantial conformance with the site plan/street width exhibit submitted at Planning Commission date stamped 07/13/06, except as amended by conditions herein. Approval shall be for a total of 1,536 lots of which 1,063 shall be single family detached and 473 shall be single family attached.

CITY COUNCIL MEETING OF: AUGUST 16, 2006

6. At the time of submission of a Tentative Map the applicant will be required to demonstrate compliance with Development Agreement (DA-0002-93) for Open Space.

7. A technical landscape plan, signed and sealed by a Registered Designer or Civil Engineer, must be submitted prior to issuance of a building permit for any residential lot(s) contained within a final map that includes any landscape area abutting the perimeter of the project that is a part of the final map. A permanent underground sprinkler system is required, and shall be permanently maintained in a manner satisfactory to the Planning and Development Department; the landscape plan shall include irrigation specifications.

9. Pre-planting inspections to ensure appropriate location and size of planters and post planning inspections to ensure appropriate plant material in compliance with an approved technical landscaping plan and required for any landscaping area abutting the perimeter of the project. The Planning and Development Department must be contacted to schedule an inspection prior to the start of landscape installation, and after the landscape installation is completed. The final inspection will not be approved until the landscape inspections have been completed.

14. The proposed access roadway connecting this site to Cheyenne Road to the north shall be designed and constructed to an appropriate width to permit vehicular U-turns at the southern edge of the public roadway portion, coinciding with the northern property line of this site, and appropriate signage indicating that the roadway is private with no public thru-access shall be posted at the boundary line. Final width and geometric design of the u-turn termination of the public portion of this roadway shall meet the approval of the City Engineer. If the existing BLM grant (N-74538) requires amendment to support the required width or alignment, or to support landscaping improvements, the applicant shall provide all documentation and supporting material needed to process the amendment. Any landscaping proposed within the BLM grant area shall be privately maintained by the Homeowner's Association.

16. If not already constructed by the Master Developer prior to the final inspection of the 750th unit in the overall site, construct full width street improvements on Lake Mead Boulevard adjacent to this site to tie into the planned interchange with the I-215 beltway. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete), and install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Notwithstanding the number of permits issued, all required improvements on Lake Mead Boulevard shall be constructed within 180 days of the time the I 215/Lake Mead Boulevard interchange is opened to the public. If the I -215/Lake Mead Boulevard interchange is not in place prior to the final inspection of the 750th unit in the overall site, the developer shall obtain dedication or roadway easement rights for a secondary access roadway, along a logical route acceptable to the Traffic Engineer, from this site southward to tie into the intersection of I-215/Summerlin Parkway; and the developer shall construct a minimum of 4 lanes of asphalt, with appropriate shoulders, along this alignment.

CITY COUNCIL MEETING OF: AUGUST 16, 2006

22. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights immediately adjacent to the Beltway in order to comply with noise mitigation requirements as set forth in a Beltway Noise Mitigation Study. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the final inspection of the first completed home.

24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved in compliance with all related master technical studies and improvement designs prior to submittal of a Final Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Site Development Plan Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Development Plan Review must be submitted showing elimination of such deviations.

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:

See Item 134 for related discussion.