



City of Las Vegas

Agenda Item No.: 115.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF DECEMBER 20, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16538, ZON-16609, AND WVR 16610

SLR-16611 APPLICANCE ITEM PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 5-2-23-02, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross). The Planning Commission (5-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	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 (5-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by STEVEN D. ROSS to Approve subject to conditions, amending Conditions 1, 3, 4 and 14, deleting Condition 13 and adding the following condition as read for the record:

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-16538) and Rezoning (ZON-16609), if approved.
3. All development shall be in conformance with the site plan and landscape plan date stamped 12/14/06, and building elevations date stamped 12/14/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 10,000 square feet and a Building height shall not exceed two stories or 35 feet, whichever is less.

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

14. An eight foot high block wall shall be provided along the south property boundary except a portion of the wall adjacent to 6500 Bullring Lane, if that wall is already eight feet in height.

A. An application for Variance of open space shall be submitted and required approval prior to issuance of building permits or submittal of tentative maps. If not granted, then the site plan approval shall be null and void.

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 112 for related discussion and Item 113 for related backup.