



*City of Las Vegas*

Agenda Item No.: 83.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: JULY 19, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
REZONING

ZON-13520 PUBLIC HEARING APPLICANT: RED VISTA DEVELOPMENT -  
OWNER: JOHNSON STATES DEVELOPMENT, LLC - Request for a Rezoning FROM: R-E  
(RESIDENCE EST.) TO: R-PD (RESIDENTIAL PLANNED DEVELOPMENT - 2  
UNITS PER ACRE) on 2.29 acres at 5020 North Jones Boulevard (APN 125-36-302-001), Ward  
6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| Planning Commission Mtg. | 2 | Planning Commission Mtg. | 0 |
| City Council Meeting     | 0 | City Council Meeting     | 0 |

**RECOMMENDATION:**

The Planning Commission (7-0 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. Backup referenced from the 06-22-06 Planning Commission meeting Item 19

Motion made by GARY REESE to Approve subject to conditions and amending Condition 3 as read into the record:

3. Construct rural improvements, to consist of permanent asphalt paving and rolled curb on the development side of the street on Rosada Way adjacent to this site concurrent with development of this site. Unless otherwise allowed by the City Engineer, streetlights shall be constructed at all exterior intersections; all other exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. 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).

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

**CITY COUNCIL MEETING OF: JULY 19, 2006**

LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-STEVEN D. ROSS); (Did Not Vote-None); (Excused-LOIS TARKANIAN)

NOTE: COUNCILMAN ROSS disclosed that his property is across from this development and he would have to abstain.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 83 [ZON-13520], Item 84 [WVR-13523], Item 85 [VAR-13521] and Item 86 [SDR-13524].

STEPHANIE NELSON, Peak Development, 6402 McLeod Drive, appeared on behalf of the applicant and concurred with all conditions and recommendations.

BART ANDERSON, Public Works Department, indicated there had been discussion about allowing rural improvements on Rosada adjacent to this site. Conditions on the zoning currently do not allow that. COUNCILMAN REESE verified with MS. NELSON that they would be willing to put rural improvements on this site. MR. ANDERSON read into the record the amendment to Condition 3.

Regarding Item 86, COUNCILMAN REESE verified with MS. NELSON that Lots 1 and 2 would be single story and to coordinate with the neighbors to demolish the existing wall and construct an eight-foot wall.

MARGO WHEELER, Director of Planning and Development Department, indicated that Condition 3 of Item 86 [SDR-13524] would need to reflect the site plan date stamped July 18, 2006. She also added two conditions that the homes on the east property shall be single story or 25 feet, whichever is less, and that there shall be a single eight-foot wall on the east side upon approval by the adjacent property owners. MS. NELSON agreed with the amendment and the added conditions.

MAYOR GOODMAN declared the Public Hearing closed for Item 83 [ZON-13520], Item 84 [WVR-13523], Item 85 [VAR-13521] and Item 86 [SDR-13524].