



*City of Las Vegas*

Agenda Item No.: 86.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13520, WVR-13523 AND VAR 13521

SLR-13524 - PUBLIC HEARING APPLICANT: RED VISTA DEVELOPMENT - OWNER: JONES RESIDENCE DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED FOUR LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.56 acres at 5000 North Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="1"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="0"/>
<b>City Council Meeting</b>	<input type="text" value="0"/>	<b>City Council Meeting</b>	<input type="text" value="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. Submitted after final agenda - Revised site plan by staff
6. Backup referenced from 06-22-06 Planning Commission meeting Item 22

Motion made by GARY REESE to Approve subject to conditions, amending Condition 3 and adding the following as read for the record:

3. All development shall be in conformance with the site/landscape plan date stamped 07/1/8/06, and with floor plans and building elevations date stamped 05/09/06, except as amended by conditions herein.

A. The homes on the east property line shall be single story or 25 feet, whichever is less.

B. There shall be a single eight-foot wall on the east side upon approval by the adjacent property owners.

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C. 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 gases, 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  
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: An initial motion for approval by REESE which carried unanimously was reconsidered upon motion by REESE which also carried unanimously.

Minutes:

See Item 83 for related discussion.