



City of Las Vegas

Agenda Item No.: 69.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF FEBRUARY 21, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

Consent **Discussion**

**SUBJECT:
EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW**

**EOT-18770 ABEYANCE ITEM APPLICANT: SANDHURST DEVELOPMENT - OWNER:
TAURUS SANDHURST, LIMITED PARTNERSHIP, A DELAWARE LIMITED
PARTNERSHIP - Request for an Extension of Time of an approved Site Development Plan
Review (SDR-5179) THAT ALLOWED A 35 STORY MIXED-USE DEVELOPMENT IN
PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 SQUARE
FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court,
approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), Ward 5
(Weekly). Staff recommends APPROVAL**

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-5179

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions and amending Condition 1 as read for the record:

1. This Extension of Time will expire on August 15, 2007 unless another Extension of Time is approved by the City Council.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON,
OSCAR B. GOODMAN, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GARY REESE)

Minutes:

CITY COUNCIL MEETING OF: February 21, 2007

MICHAEL MIROLLA appeared with JOSEPH MANZELLA, both representing Sandhurst Development, LLC. MR. MIROLLA stated that the land was purchased in July 2004 for approximately three million dollars; the land is now valued at 24 million dollars. It is not their intention to flip the property, as they have invested 13 million dollars into the project. MR. MIROLLA gave the Council a brief history of the progress and emphasized that building permits should be obtained within six weeks. Although the land was lost on October 12th, Taurus Sandhurst Development has provided a written document allowing them the opportunity to purchase the land back for substantially under market price. They intend to continue working on the project to bring it into fruition. MAYOR GOODMAN was pleased and impressed with the report. COUNCILMAN WEEKLY requested that this type of report be provided to Council on a regular basis as the project continues to move forward; MR. MIROLLA willingly concurred with the Councilman's request.

