



*City of Las Vegas*

Agenda Item No.: 78.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF OCTOBER 3, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
REVIEW OF CONDITION

ROC-23867 PUBLIC HEARING - APPLICANT/OWNER: MARTIN GREENWALD -  
Request for a new Condition to remove Conditions Number 17 and 19 of an approved Site  
Development Plan (SDP) (SDR-13802) WHICH REQUIRED THE APPLICANT TO  
CONSTRUCT ALL INCOMPLETE HALF STREET IMPROVEMENTS ADJACENT TO THE  
SITE AND TO MODIFY THE DRIVEWAY ACCESSING RANCHO DRIVE TO CURRENT  
CITY STANDARDS. CONDITIONS REQUIRE A COVENANT RUNNING WITH LAND  
AGREEMENT FOR THE FUTURE CONSTRUCTION OF THOSE IMPROVEMENTS AND  
TO ALLOW THE EXISTING DRIVEWAY ON RANCHO DRIVE TO REMAIN on 1.84 acres  
at 4820 North Rancho Drive (APN 125-35-401-006), C-2 (General Commercial) Zone, Ward 6  
(Ross). Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	2	City Council Meeting	1

**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-13802
6. Meeting minutes concerning Rancho Lone Mountain
7. Protest/support postcards
8. Submitted after final agenda Conditions confirmation letter and protest postcard

Motion made by STEVEN D. ROSS to Approve subject to conditions

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

## CITY COUNCIL MEETING OF: OCTOBER 3, 2007

NOTE: COUNCILMAN ROSS disclosed that Planning COMMISSIONER DUNNAM represents the applicant, but this has no effect on the Councilman's judgment.

NOTE: MARGO WHEELER, Director of Planning and Development Department, explained that Items 76 through 78, under the One Motion One Vote, could be heard individually, since they were all requested to be brought forward for discussion.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN ROSS remarked that Nevada Department of Transportation (NDOT) would like to delay the improvements to coincide with their project on Rancho Drive.

JERRY BAILEY, 4901 Vega Lane, expressed concern that the delay of the improvements would cause flooding on Vega Lane. He presented photographs depicting an approximately six-foot high dirt mound surrounding the property. The water comes down from Rancho Drive and is diverted across the field and into his easement, which is considered a drainage/sewer easement. He showed a photograph depicting a drain not appropriate to catch all the water. He indicated he had a deal to sell his easement to Richmond American Home when they were going to develop this property. The City Council approved it as a walkway for the children to go to school. Consequently, he was told by the City he could not use the easement to park his RV.

COUNCILMAN ROSS responded that the easement is not part of this application and that he would meet with MR. BAILEY to discuss this issue. The water issue deals with property to the north. The improvements on the subject application are not related to the other parcel. The berms have been put up so that individuals would not drive across the dirt lot. MR. BAILEY reiterated that delaying the improvements would cause him problems. COUNCILMAN ROSS remarked that NDOT will address all issues; the drain and the flow of water. Those improvements to that parcel have nothing to do with the property to the north but with the corner parcel zoned C-2 on Lone Mountain Road and Rancho Drive. COUNCILMAN ROSS directed his staff to speak with MR. BAILEY.

MAYOR GOODMAN declared the Public Hearing closed.