



*City of Las Vegas*

Agenda Item No.: 96.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: MARCH 19, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-26004, ZON-26006 AND VAR-26369

SIP-26008 - SITE HEARING APPLICANT: TENAYA AZURE, LLC - OWNER: TENAYA AZURE, LLC - EIR All - Request for a Site Development Plan REVIEW FOR A PROPOSED FIVE BUILDING 51,000 SQUARE FOOT PROFESSIONAL OFFICE DEVELOPMENT on 5.26 acres at the southeast corner of Azure Drive and Tenaya Way, (APNs 125-27-610-001 through 125-27-610-024) U (Undeveloped) [R (Rural Density Residential) General Plan Designation Zone [PROPOSED: O (Office)], Ward 6 (Ross). NOTE: APN 125-27-610-024 shall be deleted from this application. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	1

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda Revised plans
7. Backup referenced from the 02-14-08 Planning Commission Meeting Item 19

Motion made by STEVEN D. ROSS to Approve subject to conditions and amending Conditions 3 and 4 as read for the record:

3. All development shall be in conformance with the site plan and landscape plan, date stamped 3/14/08, and building elevations, date stamped 12/11/07, except as amended by conditions herein. No building shall exceed 10,000 gross square feet and total square feet on site shall not exceed 50,000 gross square feet.

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4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:

A. The Multi-Use Transportation trail along Azure Drive must be represented and adhere to Exhibit 1 of the Transportation Trails Element of The Las Vegas 2030 Master Plan.

B. The revised plan shall depict 36, 24-inch box trees planted in accordance with LVMC Title 19.12.040 within the perimeter landscape buffers along Azure Drive and Tenaya.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. CARLSON, LOIS TARKANTAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None) (Abstain-None);  
(Did Not Vote-None), (Excused-None)

Minutes

See Items 93 and 95 for related backup and Item 91 for discussion.

