



City of Las Vegas

Agenda Item No.: 118.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 16, 2008

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REVIEW OF CONDITION

ROC-27156 PUBLIC HEARING - APPLICANT: LINNAR COMMUNITIES OF SOUTHERN NEVADA - OWNERS: US HOME CORPORATION AND MS RIALTO SKY RIDGE NV, LLC. Request for a Review of Condition to remove Condition Number 8 of an approved Site Development Plan Review (SDR-3320) WHICH STATED THAT THE SETBACKS SHALL BE A MAXIMUM OF 5 FEET OR 18 FEET AND GREATER TO THE FRONT OF THE GARAGE AND HOUSE AS MEASURED FROM THE BACK OF SIDEWALK OR BACK OF CURB on 25.40 acres adjacent to the northeast corner of Grand Teton Drive and Tee Pee Lane (multiple APNs), T-C (Town Center) Zone [(MLA-TC - Medium -Low Attached Residential - Town Center) land use designation], Ward 6 (Ross). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

9

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL.

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-3320
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest Postcards
8. Submitted after Meeting Protest Postcards and Recordation Notice of Council Action and Conditions of Approval

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

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

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Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MARNIE HOFFMAN, Lennar Homes, 6750 Via Austi Parkway, Las Vegas, stated the request is a review of condition. There has been an update with the 2006 plans and 16 building permits have been issued. She showed photos of homes and of those, 15 units have been sold. An oversight existed regarding the proposed staggered garage. The first garage meets the five foot setback requirement; the second garage has an approximate nine-foot setback. The staggered garage provides an enhanced streetscape and architectural element. Parking is available on both sides of the street with each unit having two garages. She respectfully asked for approval.

COUNCILMAN ROSS is not a big fan of short driveways. He clarified with MARGO WHEELER, Director of Planning and Development, that the item is a request to remove Condition 8. MS. HOFFMAN asked for an amendment reflecting a five-foot setback to the first garage and a nine-foot setback to the second garage with a variance of up to 11 feet for the second garage. She also clarified for MAYOR GOODMAN that the photos shown depicted one home with two garages.

COUNCILMAN ROSS preferred something rather than nothing, since the applicant is willing to modify the condition. MS. WHEELER explained the applicant is not meeting the required standards; thereby staff's recommendation is for denial. Although MS. HOFFMAN'S request is acceptable, it does not accomplish anything regarding staff's concerns, which is less than five or greater than 18 feet setbacks. Staff is less concerned with the outcome because it still would not meet standards. The setbacks to the home are set by the site plan; this merely relates to the driveway locations. COUNCILMAN ROSS was supportive of removing Condition 8.

MAYOR GOODMAN declared the Public Hearing closed.