



City of Las Vegas

Agenda Item No.: 6.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 8, 2008**

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

Consent Discussion

SUBJECT:
**TMP-27025 - TENTATIVE MAP - SPINNAKER HOMES AT THE ORCHARDS -
APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES IX, LLC -**
Request for a Tentative Map FOR A 120-LOT SINGLE FAMILY RESIDENTIAL
SUBDIVISION on 6.57 acres adjacent to the southwest corner of Grand Teton Drive and Tenaya
Way (APN 125-15-001-003), U (Undeveloped) Zone (DR (Desert Rural Density Residential)
General Plan Designation) under Resolution of Intent to R-PD2 (Residential Planned
Development - 2 Units Per Acre), Ward 6 (Ross)

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:
APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

Motion made by GLENN TROWBRIDGE to Approve subject to conditions with the amendments of Condition 3 and 8 as follows:

3. Prior to the submittal for review of Civil Improvement plans, a revised Tentative Map depicting the installation of the Multi-Use Transportation Trail, consisting of a five-foot transition strip and a five-foot private landscape corridor separated by a ten-foot public transportation trail path as illustrated within the Las Vegas Master Plan Transportation Trails Element shall be submitted to and approved by the Planning and Development Department and Public Works Department staff.
8. Construct the full width median island or as much as legally able on Grand Teton Drive concurrent with development of this site to a design acceptable to the Traffic Engineering Section of the Department of Public Works. The median shall be landscaped and privately maintained by the HOA per City of Las Vegas standards.

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Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
STEVEN EVANS, VICKI QUINN, BYRON GOYNES, DAVID STEINMAN, GLENN
TROWBRIDGE, RICHARD TRUESDELL; (Against-None); (Abstain-None); (Did Not Vote-
None); (Excused-SAM DUNNAM)

Minutes:

DOUG RANKIN, Planning and Development Department, requested Item 6 be pulled from the Consent Agenda in order to amend Conditions 7 and 8.

MR. RANKIN read the amendment to Condition 3 and stated that an additional amendment to Condition 8 would be read by Public Works.

BART ANDERSON, Public Works Department, requested modification of Condition 8 of the Condition of Approval. He explained that the amendment is necessary because currently there are parts of the right-of-way that do not exist.

CHRIS LAEMPFER, 3800 Howard Hughes Parkway, agreed with the condition as amended.

