



*City of Las Vegas*

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: NOVEMBER 6, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:** ROC-3001 - REVIEW OF CONDITIONAL SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING- APPLICATION NUMBER: SPINAKER HOME IX LLC - Request for a Review of Condition to amend Condition Number 18 of an approved Site Development Plan Review (SDR) which stated CONSTRUCT HALF-STREET IMPROVEMENTS INCLUDING APPLICABLE OVER PAVING ON TENAYA WAY AND ALL INCOMPLETE IMPROVEMENTS ON GRAND TETON DRIVE AND WHISPERING SANDS DRIVE ADJACENT TO THIS SITE CONCURRENT WITH DEVELOPMENT OF THIS SITE. EXTEND ALL MORE UNDERGROUND UTILITIES, SUCH AS ELECTRICAL, TELEPHONE, TRAFFIC SIGNAL SYSTEM, ETC., LOCATED WITHIN PUBLIC RIGHT-OF-WAY, PRIOR TO CONSTRUCTION OF HARD SURFACING (ASPHALT OR CONCRETE). ALL EXISTING PAVING DAMAGED OR REMOVED BY THIS DEVELOPMENT SHALL BE RESTORED AT ITS ORIGINAL LOCATION AND TO ITS ORIGINAL WIDTH CONCURRENT WITH DEVELOPMENT OF THIS SITE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), 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 (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

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

**RECOMMENDATION:**

**APPROVAL**

**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 Addendum to Staff Report and Protest/Support Postcards

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and amending Condition 2 as read for the record:



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2. Construct half-street improvements including appropriate overpaving on Tenaya Way and all incomplete improvements on Grand Teton Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site. Phased construction of required half-street improvements shall be allowed in accordance with the phasing plan submitted 9/16/08, excepting that Tenaya Way shall be fully constructed to within 50 feet of the south right-of-way of Grand Teton Drive concurrent with phase 2, and each phase shall be considered a site for the purposes of Condition # 8 below. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing pavement damaged or removed by this development shall be restored at its original location and to its original depth concurrent with development of this site. The work shall be constructed pursuant to the standards and shall be accomplished within 24 months of approval of the construction drawings.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
STEVEN EVANS, MICHAEL GOYNES, DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE, KEENE WORTH (Against-None); (Abstain-None); (Did Not Vote-None); Excused-RICHARD [Name obscured])

Minutes:  
CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, recommended approval of the application.

CHRIS KAEMPFER, 3800 Howard Hughes Parkway, and JOE THOMASON, 3277 E. Warm Springs Road, appeared on behalf of the applicant. Regarding the amendment of Condition 18, MR. KAEMPFER read the staff report and stated that delaying the off-site improvements on Grand Teton Drive would be more feasible at a later date. He described the development phases and indicated the related improvements.

SHARON LINSENBARDT, 7280 West Grand Teton Drive, was present to ensure the trails would be installed and the proposed culvert would be put in to redirect flood waters. Her main concern was having the off-site improvements postpone. BART ANDERSON, Public Works Department, stated that the box culvert is a funded project with construction projected to begin in 2009-2010. He mentioned that installing the trails would be a challenge without the box culvert.

COMMISSIONER TROWBRIDGE acknowledged that phasing is an acceptable approach and in that regard, DEPUTY CITY ATTORNEY JIM LEWIS noted that the applicant would need to provide a bond for each of the phases.

CHAIR GOYNES declared the Public Hearing closed.