



City of Las Vegas

Agenda Item No.: 22.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - SDR-29658 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZONING MAPS 29661, VAP-29663 AND MAR-29658. PUBLIC HEARING - APPLICANT: PAGEENTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC - Request for a Site Development Plan Review for a PROPOSED TWO AND THREE-STORY MULTI-FAMILY DEVELOPMENT CONSISTING OF 350 CONDOMINIUM UNITS AND 304 APARTMENT UNITS on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road (APN 139-18-416-012), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 17 Units Per Acre) [PROPOSED: R-PD20 (Residential Planned Development - 20 Units Per Acre)], Ward 5 (Barlow)

C.C.: 12/17/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	9	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Minutes of Neighborhood meeting

Motion made by DAVID STEINMAN to Approve subject to conditions and amending the following conditions as read for the record:

7. The minimum distance between buildings for apartment use shall be 20 feet and 9 feet for buildings for condominium use.

12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of

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occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed. A phasing plan may be approved by the Department of Planning and Development.

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

STEVEN EVANS, VICKI QUINN, DAVID STEINMAN, GLENN TROWBRIDGE,
RICHARD TRUESDELL; (Against-BYRON GOYNES, KEEL WELLSWORTH); (Abstain-
None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 19 for related discussion.

