



City of Las Vegas

Agenda Item No.: 98.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF DECEMBER 17, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: DR-2965 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-29661, VAR-29663 AND VAR-29958 - PUBLIC HEARING APPLICANT PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL LLC - Request for a Site Development Plan Review FOR A PROPOSED 330 UNIT, THREE-FLOOR MULTI-FAMILY DEVELOPMENT CONSISTING OF 350 CONDOMINIUM UNITS AND 304 APARTMENT UNITS on 33.47 acres at the northwest corner of Paradise Drive and Smoke Ranch Road (APN 139-18-410-012), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) [PROPOSED: R-PD20 (Residential Planned Development - 20 Units Per Acre)] Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="9"/>	Planning Commission Mtg.	<input type="text" value="3"/>
City Council Meeting	<input type="text" value="5"/>	City Council Meeting	<input type="text" value="2"/>

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 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. Protest Postcards
7. Backup Referenced from the 11-20-2008 Planning Commission Meeting Item 22

Motion made by RICKI Y. BARLOW to Approve subject to conditions, deleting Condition 1 and amending Conditions 6 and 9 as read for the record:

6. All development shall be in conformance with the building elevations and floor plans date stamped 08/26/08 and the site plan, landscape plan, and open space plan date stamped 12/17/08, for a maximum of 639 units, 335 condominiums and a maximum of 304 apartments, except as amended by conditions herein.

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9. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a tentative map to reflect the changes herein. The list of amenities provided on the Site Plan dated 12/17/08 shall be located on the site plan (including the interlinked walking paths, bench/sitting areas, neighborhood park, children's play area, dog park and restroom areas).

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
MARRY BROGAN, RICKI Y. BARLOW, STEVEN J. JOHNSON, OSCAR J. GOODMAN, GARY HESE, STEPHEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LOUIS TARKA (AN))

Minutes:
MARGO WHEELER, Director of the Planning and Development Department confirmed the deletion of Condition 1 and pending Condition 6, relative to the maximum allowable units, the building elevation and floor area and the site plan, landscape plan and open space. MS.
WHEELER read an amendment to Condition 9.

See Item 95 for related action and discussion and Item 97 for related backup.

