



## AGENDA SUMMARY PAGE

City Council  
Meeting of: May 21, 2025

Agenda Item No.:  
52

**DEPARTMENT: Community Development**

**DISCUSSION**

**DIRECTOR: Seth Floyd**

**SUBJECT:**

25-0026 - PUBLIC HEARING - APPLICANT: TAYLOR MORRISON OF NEVADA, LLC - OWNER: PHANTOM GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive (APNs 139-20-802-002 and 003), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Withdrawal without Prejudice Request Letter by Taney Engineering
7. Backup Documentation Submitted for the March 11, 2025 Planning Commission Meeting