



**AGENDA SUMMARY PAGE**  
**City Council**  
**Meeting of: September 21, 2022**

Agenda Item No.:  
**55**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

22-0339 - PUBLIC HEARING - APPLICANT: LGI HOMES - 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), Ward 5 (Crear). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

**BACKUP DOCUMENTATION:**

1. Land Use Map - 22-0339-ZON1
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. School Development Tracking Form Submitted by Clark County School District - 22-0339-TMP1
8. Comments from Clark County Department of Aviation
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division - 22-0339-TMP1
10. Submitted after Final Agenda - Abeyance Request Letter by Taney Engineering