



City of Las Vegas

Agenda Item No.: **94.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING ON: AUGUST 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
GENERAL PLAN AMENDMENT

CPA-12129 ABYSSANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MFG. Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: MEDIUM LOW DENSITY) TO: H (HIGH DENSITY) on 7.27 acres at 4901 East Bonanza Road (APN 190-32-502-002), Ward 5 (Reese). The Planning Commission (4-3 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-3 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report
3. Supporting documentation
4. Justification Letter
5. Mobile Home Park Letter
6. Submitted at meeting - Condominium project information and conditions

Motion made by GARY REESE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 94 [GPA-12129], Item 95 [ZON-12127] and Item 96 [SDR-12128].

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MATHEW JAYJACK, Property Manager, acknowledged concerns raised at the Planning Commission meeting and by COUNCILMAN REESE regarding the relocation of current mobile home residents. There is a Clark County Compromise Agreement and compensation schedule to which MR. JAYJACK agreed to, except the condition requiring relocations up to 100 miles. He explained that he does not wish to relocate individuals across state lines because doing so would affect licensing issues.

He agreed to all other conditions and detailed the following compensation schedule: They would exceed the notice requirements to vacate up to nine months and provide a three-month notice to month-to-month renters, locate units up to 100 miles away, pay \$1,500 to each owner and resident, demolish immovable units and waive the fee for units valued at \$10,000 or less and pay an extra \$250 for immovable sheds. MR. JAYJACK stated these conditions are the minimum agreed to and pointed out the parent company has made charitable contributions throughout the community and would continue to do so from profits of these sales. The funds could also be used to assist those most financially affected by the relocation.

MR. JAYJACK acknowledged the concern for available mobile home lots for movable homes and he noted that as of July 2006 there are 212 vacant spaces at comparable or better parks at comparable rents within a five mile radius. He added that all accessory structures such as skirting and awnings would be included in the move.

Upon visiting the site, COUNCILMAN REESE expressed regret that he has allowed the mobile home park to carry on under less than suitable conditions and therefore would support these applications. He opined his desire for the new development to enhance the standards for the subject area.

ROBERT LANNON, Managing Director, concurred with COUNCILMAN REESE'S comments and stated it is their intent to correct the situation and better the community.

PAUL FARK, Architect, described the project and noted his firm has been acknowledged for award winning designs in addition to his recognition as an environmentally sensitive architect. There would be three stories of parking and the site would have a rhythm in the skyline to offer an inviting feeling. The entrance would be in line with the entrance across the street and the project would be enhanced to include a resort style pool with picnic areas. Some units would have garden-like areas since a five foot set back is required where six feet would be provided. Most units would have the view of the resort-style garden and noted his pride in the project. MR. FARK recognized MR. LANNON for his request to offer a stunning design at an affordable price.

TOM McGOWAN, Las Vegas resident, acknowledged MR. LANNON and the developer's intent but requested specifics about the price of the units and how it would impact affordable housing. MR. FARK responded that the starting price would be based on construction costs but were estimated to cost \$150,000 up to \$200,000 as he is an expert in the concept of prefabricated



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and affordable homes. It is his intent to keep the units affordable.

COUNCILMAN REESE and MR. McGOWAN commended their intent to provide affordability.

MAYOR GOODMAN commended the presentation of design and the owner's intent.

MAYOR GOODMAN declared the Public Hearing closed for Item 94 [GPA-12129], Item 95 [ZON-12127] and Item 96 [SDR-12128].