



City of Las Vegas

Agenda Item No.: 97.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 16, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
GENERAL PLAN AMENDMENT

CPA-12164 - BEYANCE ITEM PUBLIC HEARING - APPLICANT/OWNER: PORTICO PROPERTIES, INC. to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 8.6 acres at 2301 Valley View Boulevard (APN 162-05-401-001), Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-3 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	88	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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report
3. Supporting documentation
4. Justification Letter
5. Protest by Michael Sullivan
6. Submitted after final agenda Protest petition with 87 signatures
7. Backup referenced from 04-13-06 Planning Commission meeting Item 17

Motion made by LOIS TARKANIAN to Table

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 97 [GPA-12164], Item 98 [ZON-12167], Item 99 [VAR-12168] and Item 100 [SDR-12165].

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MAYOR GOODMAN stated that a neighborhood meeting was held and COUNCILWOMAN TARKANIAN was uncomfortable about proceeding with these applications. She stated it is her desire to request the applications be tabled. ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, acknowledged COUNCILWOMAN TARKANIAN'S concerns and noted that he has worked with her office for over a month. While there have been neighborhood meetings, he requested the items be held in abeyance for 30 days to allow time for him to arrange another neighborhood meeting with the property owner present.

COUNCILWOMAN TARKANIAN stated the previous neighborhood meeting was quite bitter and hostile. She stated there are numerous Code violations and the area is already in crisis. Because Portico Properties was recently purchased by an out of state person she is not convinced the matter could be resolved in 30 days. ATTORNEY GRONAUER urged for an abeyance to settle the matters with Metro and Code Enforcements but COUNCILWOMAN TARKANIAN expressed displeasure that the concerns have increased. She noted that long-time residents are affected and a quick solution is not going to address these grave concerns. She requested that all items be tabled.

BRYAN ADMINTON, Board Member of Spanish Oaks, stated that the majority of those present at the neighborhood meeting were against the Variance request. The storage space requested to be converted should not be allowed as that storage space is needed. Although certain requests are allowable, they are not fitting for the community and should heavily be considered prior to approval. The residents of Spanish Oaks have maintained a certain quality of life yet this project would not offer onsite security, open space for children or amenities for the community.

TOM McGOWAN noted that COUNCILWOMAN TARKANIAN'S position is well-stated and should be honored. He urged the Council to be proactive for the benefit of the City and community instead of adjusting to a developer's requests.

BEATRICE TURNER, West Las Vegas, noted this is prime example of a situation where the developer is out of sight and therefore the problem is out of mind. She confirmed that yard sales take place in that community.

ATTORNEY GRONAUER agreed to table the applications in order to allow time to speak with residents. MR. ADMINTON stated he is willing to work with the applicant on behalf of the concerned residents.

MAYOR GOODMAN declared the Public Hearing closed for Item 97 [GPA-12164], Item 98 [ZON-12167], Item 99 [VAR-12168] and Item 100 [SDR-12165].