



City of Las Vegas

Agenda Item No.: 126.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 6, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:
GENERAL PLAN AMENDMENT**

CPA-14318 PUBLIC HEARING APPLICANT/OWNER: CENTEX HOMES - Request to amend a portion of the Southwest Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: HIGH DENSITY RESIDENTIAL on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), Ward 4 (Bovyn). NOTE: As of August 3, 2006 this item is located in Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-0 vote) 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:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting documentation
4. Justification Letter

Motion made by LOIS TARKANIAN to Approve

Passed For: 0; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 126 [GPA-14318], Item 127 [ZON-14321], Item 128 [VAR-14322] and Item 129 [SDR-14323].

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained the subject parcel and its surrounding development. As an infill lot, the applicant has chosen to develop a higher density to serve as a buffer to the commercial, school and residential uses. She referenced the Las Vegas Master Plan 2020 which encourages infill development. ATTORNEY LAZOVICH explained that the proposal would consist of 92 units and ample parking. She depicted drawings of the different sized buildings and designs proposed,

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noting the height variance imposed by the design.

ATTORNEY LAZOVICH noted concurrence to all conditions except reference to any portion of the parking Variance [VAR-14900] that is no longer required.

MARGO WHEELER, Director of Planning and Development, agreed to remove any portion within conditions referencing VAR-14900.

COUNCILWOMAN TARKANIAN stated the proposal is appropriate for the infill property and, with COUNCILMAN BROWN'S assistance, she supported the applications.

MAYOR GOODMAN declared the Public Hearing closed for Item 126 [GPA-14318], Item 127 [ZON-14321], Item 128 [VAR-14322] and Item 129 [SDR-14323].