



City of Las Vegas

Agenda Item No.: 134.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING RELATED TO GPZ-14-4

ZON-14356 PUBLIC HEARING - APPLICANT: DEVELOPMENT FUNDING GROUP -
OWNER: COHEN TRUST, PHILIP JOSEPH COHEN, TRUSTEE - Request for a
Rezoning FROM: (REDEVELOPED) [SC (SERVICE COMMERCIAL) MASTER PLAN
DESIGNATION] UNDER A RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)
TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 7.1
acres at 3158 North Jones Boulevard (APN 158-13-101-006), Ward 5 (Weekly). The Planning
Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Backup referenced from the 08-10-06 Planning Commission meeting Item 55

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions amending
Condition 6 and adding the following condition as read for the record as follows:

6. Construct all incomplete half-street improvements on Rowland Avenue adjacent to this site concurrent with development of this site, however, sidewalk and streetlight improvements shall not be constructed with this development. A meandering walkway of decomposed granite shall be constructed along Rowland Avenue in lieu of concrete sidewalk. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

A. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Rowland Avenue public right-of-way adjacent to this site prior to occupancy of this site.



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B. Landscape and maintain all unimproved right(s)-of-way, if any, on Rowland Avenue adjacent to this site.

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:

See Item 133 for related discussion.