



City of Las Vegas

Agenda Item No.: 112.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
GENERAL PLAN AMENDMENT

CPA-16538 REYANCE ITEM PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION; OWNER: HEYCO MANAGEMENT HOLDING COMPANY, LLC - Request to Amend Section of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 1 (Cass). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by STEVEN D. ROSS to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LAWRENCE WEEKLY); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 112 [GPA-16538], Item 113 [ZON-16609], Item 114 [WVR-16610] and Item 115 [SDR-16611].

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and gave a brief overview of the applications. Efforts have been made in proposing a development that is appropriate and compatible for the subject site. The proposal is to amend the General Plan Amendment from Desert Rural to Rural and change the zoning to RPD-3. She

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noted that the Waiver application will be withdrawn, as the entrance on site has been relocated to Azure Drive. Regarding Condition 14, she clarified that an adjacent resident, BOB LAWRENCE, did not want the proposed block wall adjacent to his pool. As a result, the wall will be situated along the south boundary up against his block wall where his pool is located. ATTORNEY ALLEN indicated that a Variance application for open space will be forthcoming, as the open space has been relocated on site and the applicant has agreed to pay the in-lieu contribution fee. She appreciated staff's recommendation for approval and asked for Council's approval.

Regarding the block wall, ATTORNEY ALLEN informed COUNCILMAN ROSS that the wall will match that of MR. LAWRENCE'S wall. The Councilman appreciated the applicant's efforts in meeting with the residents and addressing their issues.

MARGO WHEELER, Director of Planning and Development, explained the amended conditions on Items 113 and 115. She also included the added condition on Item 115 and confirmed that the application for Item 114 would be withdrawn.

MAYOR GOODMAN declared the Public Hearing closed on Item 112 [GPA-16538], Item 113 [ZON-16609], Item 114 [WVR-16610] and Item 115 [SDR-16611].