



City of Las Vegas

Agenda Item No.: 100.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 11, 2007**

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

Consent Discussion

**SUBJECT:
EXTENSION OF TIME - SPECIAL USE PERMIT**

EOT-22313 APPLICANT/OWNER: WILLIAM D. HITT - Request for an Extension of Time of an approved Special Use Permit (SUP-6323) FOR A PROPOSED 5,200 SQUARE FOOT TOWNERN adjacent to the northwest corner of Deer Springs Way and Durango Drive (APNs 125-20-20-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SUP-6323

Motion made by STEVEN D. ROSS to Deny

For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, 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 Items 100-103.

DOUGLAS HITT, 2208 Alea Court, stated he had met with COUNCILMAN ROSS in June and apologized to him for lack of communication on this project. He gave a history of the property under his ownership for the last 19 years and displayed a tenant list for the property. He listed the developers, consultants and engineers involved in the project and requested the Extension of Time for one year, which had also been granted to his neighbor.

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COUNCILMAN ROSS accepted MR. HITT'S apology, but pointed out that the adjacent developer had stayed in constant contact with his office. COUNCILMAN ROSS expressed his doubts in the reality of this project and listed the conditions of approval which had not been met in the two years since the original approval in June 2005. He informed MR. HITT that he needs to show the neighborhood his project and develop a relationship with them and his office.

MR. HITT pointed out that he had held neighborhood meetings and noted the neighbors had not voiced any concerns or opposition when the items were first presented to the Council. He promised he would update the Councilman on the project's progress. The project cannot move forward without the extension and would cost him additional monies and hours of labor. He reiterated his request for approval.

COUNCILMAN BROWN verified that MR. HITT sold one of the parcels and had appeared before the Council on a Special Improvement District application and other projects. He also verified that he took out a loan on this project for development costs.

MR. HITT stated this is an exciting project. He wants input from the neighborhood to build a project that they will embrace.

MAYOR GOODMAN declared the Public Hearing closed for Items 100-103.

