City of Las Vegas

Agenda Item No.: **81.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐**Consent** ☒ **Discussion**

SUBJECT:
REVIEW OF CONDITION

ROC-22954 PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request for review of Condition to remove all Conditions of an approved Rezoning (ZON-20543) WHICH REZONED PROPERTY FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [TO: TD (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) LAND USE DESIGNATION] TO: TD (TRADITIONAL DEVELOPMENT) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**11**	**City Council Meeting**	**3**

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 ZON-20543
6. Returned postcard protests and supports
7. Submitted after final agenda Returned postcard protests

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

Passed 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.

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ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and appreciated staff's recommendation. She explained the reason for removing all the conditions from the subject zone change, as they were addressed in the development agreement and the design standards. She respectfully requested approval.

TOM McGOWAN, Las Vegas resident, asked what the significant difference was between "traditional neighborhood development" and "traditional development".

MARGO WHEELER, Director of Planning and Development, explained that Traditional Neighborhood Development (TND) is a title for the type of land use adopted for this area, making use of current planning principles. The zoning designation that is coordinated with the Traditional Development (TD) is also appropriate for this area. With that, staff is comfortable with those designations.

MR. McGOWAN stated that if there is no difference, then they should be called the same and recommended approval. In the future, he suggested reasonable efforts be made to improve the communication and convey to the public what they are explaining and why, so the public will be better informed.

COUNCILWOMAN TARKANIAN commented that all of the designations with explanations are listed under Title 19 and available to the citizens. She offered to provide him a free copy.

MAYOR GOODMAN declared the Public Hearing closed.