



City of Las Vegas

Agenda Item No.: 111.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 15, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
REZONING

ZON-21991 PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for Rezoning FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on .021 acres at 602 Encanto Drive (APN 139-27-812-017), Ward 7 (Barlow). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 07-12-07 Planning Commission Meeting Item 22

Motion made by RICKI Y. BARLOW to Approve

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 on Items 111-119.

The Mayor noted that the subject property is commonly known as US Veterans.

TIM CANTWELL, Principal, Cloudbreak, appeared with STEPHANIE BUCKLEY, Pearlman Architecture, on behalf of the applicant. MR. CANTWELL expressed that they have been successful in housing veterans. Over 3,000 have been served with an average wage of \$10.00

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per hour. Efforts have been made to expand the housing elements for some time now, and this proposal is the best assemblage at this time. He clarified that the current service office is located on Las Vegas Boulevard, which is why the applicant/owner's name is different; the plan is to bring it together at a future date. MR. CANTWELL added that a recommendation was considered to vacate the alley, but an emergency access will be on Encanto Drive. The setback issues will be dramatically better as there is currently a 20-foot setback from the R1 development, but the proposed setback is 10 feet with 2 1/2 inch box trees and to increase the block wall height from six feet to eight feet. All conditions were accepted by MR. CANTWELL.

In response to MAYOR GOODMAN'S inquiry regarding a possible restaurant, MR. CANTWELL stated meal services will be provided to the veterans but will not be open to the public. In addition, breakfast will be served from 6:00 to 8:00 a.m., lunch is at noon and dinner is from 5:30 to 8:00 p.m.

TED RUSSELL, Las Vegas resident, is not a veteran but has been a recipient of their hospitality and expressed his full support. He commented that there is some difficulty when dealing with social workers but was pleased that great things happen with the US Veterans.

COUNCILMAN BARLOW stated he met with representatives from US Veterans and has toured the site. He was pleased to see what services they offered to the veterans. He also mentioned that there were some concerns regarding the possible impact with sunlight and having the wall at six feet or eight feet; the preference is six feet. The Councilman would like the applicant to work on taking the entire street to prevent an alley since this development will be a complete turnaround.

BART ANDERSON, Public Works, explained when Encanto Street right-of-way is vacated, only half the street will be attached to each property. The applicant does not own both properties, so the other half will be private property and not maintained. With that, he recommended Condition 16 on Item 119 be modified, which will make the applicant responsible for ensuring no alley exists. He also recommended an emergency access, then read the amendment into the record to which MR. CANTWELL concurred.

COUNCILMAN BARLOW reiterated the importance of the applicant working with the adjacent property owner in ensuring the alley is not created. MR. CANTWELL concurred, as they realize it is not in their best interest to have it; otherwise, the block wall would be removed, as agreed at a previous Planning Commission meeting.

MR. ANDERSON explained to COUNCILMAN BARLOW that if Item 112 is approved, the dead-end street could exist instead of the cul-de-sac.

MAYOR GOODMAN declared the Public Hearing closed on Items 111-119.