



*City of Las Vegas*

Agenda Item No.: 81.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: MARCH 19, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
GENERAL PLAN AMENDMENT

CPA-26009 PUBLIC HEARING APPLICANT/OWNER: BILPAR-TENAYA  
INVESTMENT: \$11,000,000 Request to Amend a portion of the Centennial Hills Sector Plan of the  
General Plan FROM: RURAL DENSITY RESIDENTIAL TO: O (OFFICE) on 1.99 acres at the  
north east corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), Ward 6 (Ross). Staff  
recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the 02-14-08 Planning Commission Meeting Item 20

Motion made by STEVEN D. ROSS to Approve subject to conditions

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 81 and 82.

FRED WADE, 10080 West Alta Drive, indicated he would proceed without his legal counsel,  
ATTORNEY JAY BROWN. Originally they were going to present a site plan, but it was  
amended; therefore, the only items before the City Council are the General Plan and the

**CITY COUNCIL MEETING OF: MARCH 19, 2008**

rezoning. He appreciates the residents' concerns, and he has worked with COUNCILMAN ROSS' staff and COMMISSIONER MAXFIELD'S liaison to address issues raised by residents to the east and to the north. He read into the record conditions regarding the future site plan. There will be restricted hours of operation within the office/professional, which are 6:00 a.m. to 8:00 p.m. It is not intended to be a "for lease" office development. The buildings will be limited to single story and residential in nature.

MR. WADE committed to continue working with the neighbors to vacate a portion of Bilpar Road, which goes into the county and abuts the residential neighborhoods. Finally, they agreed that this is not a commercial designation but simply office/professional.

ANTHONY HOBBS, 123 Sir David Court, asked that when the City Council votes, they should take a good look at an application, especially when staff and the Planning Commission's recommendations are different.

COUNCILMAN ROSS thanked the applicant for working with him and his staff. He appreciated the self-imposed conditions mentioned for the record. Normally, he would not proceed with the General Plan Amendment and the zoning of the site plan. He verified with MR. WADE that he is comfortable with the conditions being recorded on the deed of the property.

MARGO WHEELER, Director of Planning and Development, indicated that the conditions will be reflected in the minutes and that actual conditions to be imposed at this time. When a subsequent site plan comes forward, these conditions will be imposed on the site plan and made available to the City Council.

MAYOR GOODMAN declared the Public Hearing closed for Items 81 and 82.

