



City of Las Vegas

Agenda Item No.: 93.

**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-26004 PUBLIC HEARING APPLICANT: TENAYA AZURE, LLC - OWNER: TENAYA AZURE, LLC. Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 5.26 acres at the southeast corner of Azusa Lane and Tenaya Way (APNs 125-27-610-001 through 010 and 024), Ward 6 (Ross). NOTE: APN 125-27-610-024 shall be deleted from this application. The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="5"/>	Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="1"/>

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend 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 16

Motion made by STEVEN D. ROSS 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 for Items 93-96.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant, FRED WADE. There are no issues with the General Plan and the rezoning and both staff and the Planning Commission recommended approval. He asked MR. WADE to address Items 95 and 96, as he knows the history.

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MR. WADE stated that normally he does not ask for waivers but when this project was approved, the County requirement was 20 feet off of Tenaya Way, and the City's is 25 feet. They are making up the five foot difference by adding a buffer in the back adjacent to the neighbors. This is a request to accommodate the neighbors who support this waiver.

He indicated the size of the project has been reduced from 51,000 to 50,000 square feet. Both the County Commissioner and COUNCILMAN ROSS asked to keep the building size limited to 10,000 feet.

He thanked the neighbors, as he has been working with them for over two years. It was a collaborative effort with the County and the City, as the property was annexed into the City. He thanked LYNN FENSTERMAKER and her husband for their support.

MRS. FENSTERMAKER, 6075 Starlight Drive, stated they have been through many meetings on various projects proposed for this area. All of the neighbors east of the project support professional offices with limited hours, such as 7:00 a.m. to 6:00 p.m. or 8:00 a.m. to 5:00 p.m. She was pleased that the applicant agreed to conditions regarding downlighting and buffers.

MRS. FENSTERMAKER stated that the residents' primary concern is to make certain that Council is aware of the fact that some of the original proposals included additional acreage, which the neighbors do not support. The residents do not want an additional professional/office coming into the rural neighborhood.

ANTHONY HODGES, 123 Sirrine Court, confirmed that this is a zone change request.

COUNCILMAN ROSS noted his concern about the rest of the homes to the east of the project. It has been fabulous working with MR. WADE, the residents and KIM BUSH from COMMISSIONER MAX FIELDS' office.

Regarding Item 96, COUNCILMAN ROSS stated that this was a non-conforming zone change approved by Clark County to allow Office. MR. WADE agreed to the conditions, such as removing the one parcel to the east, amending the site plan to reflect that each building would not exceed 10,000 square feet, the building height not to exceed 25 feet and the lighting to be directed away from the residents.

MARGO WHEELER, Director of Planning and Development Department, read into the record the amendment to Conditions 3 and 4. MR. WADE agreed to the amendments.

MAYOR GOODMAN declared the Public Hearing closed for Items 93-96.