



*City of Las Vegas*

Agenda Item No.: 32.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: APRIL 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
GPA-2729 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT:  
PRIMACK FAMILY COMPANIES - OWNER: MICHAEL VILLAGE, LLC -  
Request to Amend a portion of the 30th Street Sector of the General Plan FROM: L (LOW  
DENSITY RESIDENTIAL) TO: S (SERVICE COMMERCIAL) on 1.97 acres at the southwest  
corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5  
(Barlow)

C.C.: 05/21/08

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="88"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="2"/>
<b>City Council Meeting</b>	<input type="text" value="0"/>	<b>City Council Meeting</b>	<input type="text" value="0"/>

**RECOMMENDATION:**  
**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after final agenda Abeyance Request by Primack Family Companies and Protest Postcards for Items 32-33
8. Submitted at meeting Protest statement by David Clark and Protest petition with 73 signatures by William Dohme for Items 32-34

Motion made by RICHARD TRUESDELL to Hold In Abeyance Items 32-34 to 5/22/2008

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, GLENN TROWBRIDGE,  
STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None);  
(Excused-BYRON GOYNES)

Minutes:  
See Item 5 for related discussion.

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VICE CHAIR TROWBRIDGE declared the Public Hearing open for Items 32-34.

ANDY REED, Planning and Development Department, stated the applications are not compatible with existing development in the area and he recommended denial.

The applicant was not present.

MARGO WHEELER, Director of the Planning and Development Department, stated that the applicant's abeyance request had been submitted at 2:54 p.m.

DAVID CLARK, 4950 Sawyer Avenue, appeared in opposition and read a letter of opposition. He stated that he had called to confirm that the applications were being heard as scheduled and pointed out the applicant has a habit of requesting the items be held at the last minute.

SHAWN BUTLER, 1930 Michael Way, appeared in opposition and stated the neighbors want to keep the neighborhood residential.

KEVIN McDONALD, 5065 West Lake Mead Boulevard, appeared in opposition and agreed with staff's recommendation of denial.

RON ASBURY, 4923 Sawyer Avenue, appeared in opposition and concurred with previous speakers. He also stressed the existing dangerous traffic conditions in the neighborhood.

GERALD GOLDIN, 5001 Sawyer Avenue and TOM DEMARRE, 1805 Joella Street, concurred. STEVE McLAUGH, 500 Sawyer Avenue, also appeared in opposition.

DEANN STOUT, 4949 Sawyer Avenue, appeared in opposition. She stated that spot zoning creates erosion of the neighborhood and questioned the need for compromise on the part of the neighbors.

KATHRYN SCOTT, 5274 Sawyer Avenue, appeared in opposition and asked that the character of the neighborhood be protected and preserved.

WILLIAM DOHME appeared in opposition and submitted a protest petition regarding the preferred development of the subject property. He also asked members of the audience to raise their hands in opposition and there was a show of hand of approximately 25 people.

BEATRICE TURNER, West Las Vegas, appeared in opposition and noted the neighborhood was lovely.

LAURIE PRIEST, 5274 Stacey Avenue, Block Captain, appeared in opposition and described the existing problems for residents whose homes were adjacent to commercial development.

COMMISSIONER EVANS thanked the neighbors for their comments and their attendance and stated the Commissioners would not be taking any action on the items at this time. ASSISTANT

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CITY ATTORNEY BRYAN SCOTT noted that the neighbors' comments would be included in the backup for the applications' next hearing.

COMMISSIONER QUINN disclosed that she had visited the neighborhood and assured the neighbors that their comments would be considered when the applications are reheard.

COMMISSIONER TRUESDELL thanked the neighbors for attending the meeting and expressing their opposition. He acknowledged that the applicant's tactics were questionable, but expressed his support of the abeyance request as it seemed appropriate. He clarified that he would not support further abeyance requests.

In response to COMMISSIONER QUINN'S inquiry, MS. WHEELER stated the applicant's letter indicated he planned to meet with the neighbors for further discussion of the proposal. COMMISSIONER TRUESDELL expressed his hope that the applicant would obtain a copy of the neighbors' comments and meet with the neighbors before the applications' next hearing.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed for Items 32-4.

