



City of Las Vegas

Agenda Item No.: 85.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 2, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

Consent Discussion

**SUBJECT:
GENERAL PLAN AMENDMENT**

CPA-25905 PUBLIC HEARING APPLICANT/OWNER: KB HOMES NEVADA, INC., ET AL - Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSE RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APNs 125-01-402-001 thru 008), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="9"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1-1 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 02-28-08 Planning Commission Meeting Item 23

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 85-88.

BOB GENZER, Genzer Consulting, appeared with JOSH JOHNSON, GC Wallace, on behalf of the applicant. MR. GENZER stated the project has been redesigned to reduce the number of lots and relocate the open space. He noted that three of the four applications are listed as KB Homes,

APRIL 2, 2008

who was a minor developer when the process began. The trust on the vacation item is currently the sole owner, therefore, KB Homes is no longer a part of the project.

ANTHONY HODGES asked the Council to carefully consider the request, as staff and Planning Commission's recommendations differ.

COUNCILMAN ROSS was unaware of KB Homes being part of the project. MR. GENZER informed COUNCILMAN ROSS that the developer's plan is to build the project within two years. The intent is to acquire approval the subdivide. When as the economy changes, development will begin. MR. JOHNSON said it was their first project as a builder but they do intend to build the homes.

COUNCILMAN ROSS was concerned that the proposed homes would be next to a regional facility. MARGO WHITNEY, Director of Planning and Development Department, read an added condition into the resolution to inform future buyers. She also indicated that all conditions of approval are now being recorded with the County Records Office so that any subsequent buyer will be aware of this requirement.

The Councilman was pleased that the lot match what is on Leon Avenue and the fact that meetings took place.

MAYOR GOODMAN declared the Public Hearing closed for Items 85-88.