



City of Las Vegas

Agenda Item No.: 18.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 22, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
ABEYANCE - GPA-20296 - GENERAL AMENDMENT - PUBLIC HEARING -
APPLICATION: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL
VILLAGE, LLC - Request to Amend a portion of the Southwest Sector of the General Plan
FROM: L (LOCAL RESIDENTIAL) TO: SC (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.: 06/12/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="89"/>	Planning Commission Mtg.	<input type="text" value="2"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<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 and Protest Petition
7. Submitted After Final Agenda Abeyance Request Letter Submitted by Primack Family Companies for Items 18-20

Motion made by GLENN TROWBRIDGE to Hold in Abeyance Items 18-20 to 6/26/2008

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

Minutes:
See Item 5 for related discussion.

CHAIR GOYNES declared the Public Hearing open for Items 18-20.

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BRETT PRIMACK, 1000 North Green Valley Parkway, appeared on behalf of the applicant. He explained that this was their second abeyance request and was in response to a request from COUNCILMAN BARLOW'S office to have another neighborhood meeting in June.

In response to COMMISSIONER EVANS' question regarding efforts to inform the neighbors of the abeyance request, MR. PRIMACK explained that he did not have any contact numbers for the neighbors and had not been able to inform them of the request. He stated that he had hoped that COUNCILMAN BARLOW'S office would have notified them, as the COUNCILMAN'S office had requested the abeyance.

CHAIR GOYNE'S stated that any members of the public who wished to comment were welcome to do so, but he requested that the abeyance request by COUNCILMAN BARLOW'S office be honored. He suggested the neighborhood meeting would be the appropriate venue for the neighbors to voice their concerns.

COMMISSIONER DUNHAM requested that he be notified about the neighborhood meeting so he could attend. He also clarified that the abeyance request is the applicant's second request for this project, noting that there had been previous abeyance requests for a different project on the same parcel.

ANN MACMILLAN, 3113 Sawyer Avenue, stated that MR. PRIMACK had obtained the neighbors' phone numbers at the last neighborhood meeting and could have contacted them regarding the abeyance request.

DAVID CLARK, 4950 Sawyer Avenue, appeared in opposition and stated the area's City Councilman and County Commissioner were aware of the neighbors' position. He stressed that the applicant's proposal would betray the residential character of the neighborhood.

DEANN STOUT, 4949 Sawyer Avenue, stated the neighbors do not trust the developer as he had been disrespectful and dismissive at the last neighborhood meeting and suggested the upcoming neighborhood meeting would not be well attended.

FRANK BUNDRA, 5079 Sawyer Avenue, expressed his frustration with the process, stating the developer had been misleading at past neighborhood meetings.

WILLIAM DOHM, Las Vegas resident, thanked COMMISSIONER QUINN for her compliment that the neighborhood was very nice. He stated that the reason it was attractive was because it was residential and requested that the area not be changed. He suggested that the applicant had not been truthful to the residents in the past and pointed out how hard it is to get people to come to meetings.

CATHERINE SCOTT, 5274 Sawyer Avenue, wondered how the limit on abeyance requests applied to applications when the owner and applicant remained the same.

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COMMISSIONER EVANS observed that approximately a dozen people had appeared for these items and requested some assurance that efforts would be made to inform the public that items would or would not be heard. MARGO WHEELER, Director of the Planning and Development Department, noted that the abeyance requests are placed at the beginning of each meeting's agenda.

COMMISSIONER TROY BRIDGE suggested that the upcoming neighborhood meeting would be well attended with at least three Commissioners in attendance.

COMMISSIONER TRUESDELL expressed concern that the neighborhood meeting would not happen because of various scheduling conflicts. CHAIR GOYNES stated that he was unaware of a specific date for the meeting, but noted that a letter addressing the meeting was in the process of being drafted.

CHAIR GOYNES declared the Public Hearing closed for items 18-20.

