



City of Las Vegas

Agenda Item No.: 72.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 4, 2008**

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

☐ Consent ☒ Discussion

SUBJECT:
MOD-2704 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HITT
V. DOUGLAS FAMILY TRUST - Request for a Major Modification of the Town Center Land Use
Plan FROM GC-TC (URBAN CENTER ZONED USE - TOWN CENTER) TO GC-TC
(GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION ON 5.1
acres at the north west corner of Durango Drive and Deer Springs Drive (APNs 125-20-201-016 and
125-20-201-025), Ward 8, Ross. Staff recommends DENIAL. The Planning Commission (5-0-1
vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

24

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0-1 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. Submitted at Meeting Overall Site Plan for Items 72-77 by Gary Leobold
7. Backup Referenced from the 05-08-2008 Planning Commission Meeting Item 14

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 72-74 and 76 and 77, with
Item 75 Withdrawn by previous action.

DOUGLAS HITT, applicant and owner, 2208 Alia Court, appeared with his consultant, GARY
LEOBOLD. MR. HITT indicated he met with the neighbors on several occasions to discuss this
project.

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TOM McCOWAN, Las Vegas resident, asked to see the elevations. MR. HITT explained that it will be a one-story project and aesthetically pleasing.

COUNCILMAN ROSS indicated that the developer, MR. HITT, has been working with the neighbors in the community to propose a project that is compatible for this area. He appreciated him working with the residents and his office and thanked him for eliminating the gas pumps from this project. The project is consistent with the developments in the Town Center area.

Regarding Item 72, MARGON STEELER, City of Las Vegas Planning and Development, read into the record amendments to Conditions 1 and 2 as well as an additional condition regarding the removal of the gas canopy. MR. HITT agreed to the amendments and added condition.

MAYOR GOODMAN announced the Public Hearing closed for Items 72-74 and 76 and 77.