



City of Las Vegas

Agenda Item No.: 72.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: GPA-2713 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: THE TAPESIDE MOUNTAIN TRACT - OWNER: CITY OF LAS VEGAS, ET AL -
Request to Amend portion of the Subdivided Sector Plan of the General Plan FROM: ROW
(RIGHT-OF-WAY) AND PUBLIC FACILITIES TO: M (MEDIUM DENSITY
RESIDENTIAL) AND PUBLIC FACILITIES on 15.25 acres adjacent to the north side of
Westcliff Drive, approximately 395 feet east of Tenaya Way (APNs 138-27-801-004 and 138-27-
802-000), Ward 1 (Tarkanian). The Planning Commission (6-1 vote) and staff recommend
APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	129	Planning Commission Mtg.	1
City Council Meeting	8	City Council Meeting	1

RECOMMENDATION:

The Planning Commission (6-1 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 Letters
6. Neighborhood Service Letter
7. Protest Postcards and Letters, Support Postcard and Information Packet by Tenaya/Westcliff Neighborhood
8. Information Packet by Jim McFadden and Copies of Letters by Deputy City Manager Orlando Sanchez
9. Submitted after Final Agenda Letter by the Las Vegas Valley Water District and enclosures, Combined Verbatim Transcript and Protest Letter by Betty Evenson for Items 72-75
10. Submitted at Meeting - Protest Letter by Juanita Clark on behalf of Charleston Neighborhood Preservation for Items 72-75
11. Backup Referenced from the 05-22-08 Planning Commission Meeting Item 14

Motion made by LOIS TARKANIAN to Withdraw with prejudice Items 72-75

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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 72-75.

COUNCILWOMAN TARKANIAN requested that the complete record and/or transcript for all applicable items from the 6/18/2008 City Council meeting be incorporated into today's meeting.

SENATOR RICHARD BRYAN acknowledged the outstanding effort the Council made over the years for being responsive to discuss this project. He has had an outstanding working relationship with Neighborhood Services and Planning staff for the past three years. Tapestry has responded and done everything the City has requested of them.

SENATOR BRYAN indicated that two weeks ago the Council, as well as himself, has been surprised by a development with respect to a request that was made to the Bureau of Land Management (BLM), which appeared to be conflicting with the recent applications. He is aware the City Council is not responsible for that, but it is an unfortunate situation for everyone. Additionally, this past week he was blindsided and surprised by a letter from the Department of Housing and Urban Development (HUD). Tapestry had worked closely with HUD for the past two years, and the development approval by the City Council in November of 2007 was made available to them. Tapestry did not have any indication that HUD would have any concerns about this project. There was no word there was going to be a meeting with City staff and others, and when he made a request to attend that meeting, his request was denied. In talking with Neighborhood Services staff, none of the issues raised seemed to present any challenges or difficulties, but HUD's recommendation was negative. He thanked the Mayor for making him aware of the letter from HUD. He recognizes the Council has no control over who gets copies of letters, but he finds it troubling that HUD did not make him aware of the letter. Since that letter he has had conversations with BLM, who had indicated that none of the issues raised by that letter presented any serious concerns.

SENATOR BRYAN suggested that whatever the City's policy is in terms of affordable or workforce housing, a new and better process needs to be in place, one that is faster, simpler and with more certainty. GENE WILCZEWSKI, on behalf of Tapestry, understood that the entire risk is on him. The Senator added he does not believe the process commends itself to the City and urged the Council to focus on a process that will produce better results for its citizens, staff and applicants.

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In conclusion, the Senator stated they were not able to satisfy the neighbors' concerns. Tapestry, as a 501(C)(3) non-profit organization, develops workforce housing and their intent is not to make the adjacent neighbors unhappy. Therefore, since Tapestry is unable to make the changes as suggested, they reached the conclusion that it would be prudent at this time to withdraw all the applications on the agenda.

The Mayor appreciated the Senator's concession and stated he will consider the Senator's suggestion about establishing a new process. He thanked the residents for doing their homework and for being respectful when presenting their concerns.

JIM McFADDEN, 204 Fig Court, thanked the Council and SENATOR BRYAN for their time and effort. Hopefully a new process will come forward to better help developers. The residents understand the need for affordable housing but not on this property. The residents are willing to work with a developer to design a project that will accommodate their needs and that is appropriate for this area.

JUANITA CLARK, Charleston Neighborhood Preservation, agreed with MR. McFADDEN'S comments and submitted her comments for the record.

COUNCILWOMAN MURKINIAN expressed her respect for SENATOR BRYAN and she hopes this situation will not occur again. She asked the residents present in the audience to stand, and she thanked them all for their hard work. Applicants sometimes appear with lawyers and financing, but the residents take time off from work to appear and oppose a project. The information they presented was very impressive.

MAYOR GOODMAN declared the Public Hearing closed for Items 72-75.

