



City of Las Vegas

Agenda Item No.: 77.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: GPA-2838 - GENERAL PLAN/MEZD - PUBLIC HEARING - APPLICANT/OWNER: SCOTT ASHTON, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan (FROM: C OFFICE) TO LIGHT INDUSTRIAL/RESEARCH) on 5.62 acres at 4505 and 4515 Sallia Street, 44917 North Rainbow Boulevard and 2.39 acres 300 feet south of Red Coach Avenue on East Street (APNs 138-03-602-007 through 010), Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

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 07-24-08 Planning Commission Meeting Item 16

Motion made by LARRY BROWN to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-STEVEN
D. ROSS); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 77-81.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, he depicted the subject six-acre site and the surrounding uses. The area has been in transition for several years. The applicant's intention is to submit an application for industrial uses in certain areas and to obtain ownership of adjacent sites.

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Regarding the vacation, ATTORNEY GRONAUER indicated that one of the conditions was no access coming from Lone Mountain Road south onto Balsam Street. With the approval of the vacation application, the cul-de-sac bulb would be moved further north where all the traffic would be coming through out onto Rainbow Boulevard. He asked that Condition 1 on the site plan be changed where they will be providing 10 feet of landscaping along Rainbow Boulevard and asked that prior to building permits being submitted that staff review and approve the intense landscaping on Rainbow Boulevard. The reason they are asking for the waiver along the west side and a portion along the southwestern side of the property is that they already have some outside storage, and a sound wall is going to be constructed within the next three years where the screening will be between 15 to 20 feet in height. They believe this is a good transition and do not believe there is any impact on residential development. It is a right step in the right direction in cleaning up the area.

FRANK COMPARONI, 4614 Balsam Street, stated his property is located on the corner. He asked for clarification with the applicant's intent on regarding light industrial use. ATTORNEY GRONAUER replied that it is office use with some storage of materials inside, similar to what is in the Tenaya Technology Park. It does not include heavy equipment. ASSISTANT CITY ATTORNEY BRYAN SCOTT read some of the uses within light industrial use.

COUNCILMAN BROWN referred to another Tech Park called Hook Hollow that has the same aspect of this application. MR. COMPARONI stated he supports the project, and he strongly asked that the applicant follow the Code requirements. He questioned the ethics of the developer as he has experienced some deceit in the past.

MARGO WHEELER, Director of Planning and Development, explained that because the project is being developed as office and warehouse, their parking requirement is based on those different uses. Therefore, as 51,000 square feet is for warehouse, they would not be able to re-tenant that other than warehouse. The proportion of office to warehouse has to remain in perpetuity, unless they were to come back with another site plan.

Since the Nevada Department of Transportation (NDOT) will be constructing the 30-foot sound wall on the back part of the property, COUNCILMAN BROWN confirmed with MS. WHEELER that staff was amenable to waiving that part of the landscaping and moving it onto Rainbow Boulevard.

COUNCILMAN BROWN reiterated the amendment to Condition 1 to reflect the waiver on the southwest side of the property in exchange of 10 feet of landscaping on the Rainbow Boulevard corridor subject to staff review and administrative approval.

MAYOR GOODMAN declared the Public Hearing closed for Items 77-81.