



City of Las Vegas

Agenda Item No.: 82.

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

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

☐ Consent ☒ Discussion

SUBJECT: GPA-2839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: KRAFT FARM, LLP ET AL - Request to Amend a portion of the
Northwest Sector of the Centennial Hills Master Plan FROM: O (OFFICE) TO: SC (SERVICE
COMMERCIAL) - 10000+ sq. ft. on the west side of Rainbow Boulevard, approximately 150 feet
north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), Ward 4 (Brown). The
Planning Commission (3-3-1 vote on a motion for approval) failed to obtain a super majority vote
which is tantamount to DENIAL and staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

Planning Commission Mtg.

1

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

The Planning Commission (3-3-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL and staff recommends DENIAL.

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 21

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 for Items 82-88.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the
applicant. Using the overhead, he explained that the area is in transition; the applicant is in the
process of purchasing multiple adjacent properties.

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Regarding the mini storage facility, ingress/egress comes off Rainbow Boulevard. The perimeter wall was to be 15 feet but the condition requires up to eight feet. Should future problems with theft and vandalism occur, ATTORNEY GRONAUER asked to reserve the right to come back and request a change in wall height. He agreed to do the wall at eight feet at this time.

Regarding the parking variance, he asked for five instead of 16, as individuals do not park in front of the office but right next to their storage units. The developer has another similar location and has no problems; however, the applicant is willing to withdraw the variance and provide parking in lieu of some of the RV and boat parking. Additionally, he requested to remove some of the northern/southern portion of landscaping as this area will not be developed as residential, and the other side is planned for office/commercial, so landscaping will not be used to buffer residential. Up to 10 feet of intense landscaping will be allowed on Rainbow Boulevard per Planning's approval.

FRANK COMPARONI, 4614 Balsam Street, supported the previous development but not this one. This development is being placed in the middle of residential and is not desired. He noted that a storage facility is already located at the end of Balsam Street. Council just approved another application for an office building and a business park, both of which are not compatible to the area.

MARGO WHEELER, Director of Planning and Development, said into the record two additional conditions the applicant has agreed to. Regarding the wall, staff prefers the height at eight feet along with the trees. Should a higher wall be desired, the applicant would be required to appear before City Council for approval. ATTORNEY GRONAUER reiterated his concurrence with the intense landscaping, rioting material and the wall height.

Regarding Item 84, COUNCILMAN LEBOVITZ confirmed with MS. WHEELER that the applicant could convert some of the motor home spaces to designated parking should an issue arise with parking.

MAYOR GOODMAN declared the Public Hearing closed for items 82-88.