



*City of Las Vegas*

Agenda Item No.: 105.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
CON-2801 - REZONING - PUBLIC EARLY G - APPLICANT: BLOKHAUS  
DEVELOPMENT, LP - OWNER: ANTONIO CENTRAL SOUTH, LLC - Request for a Rezoning  
FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-4 (APARTMENT) on 0.48 acres at the  
southwest corner of National Avenue and Casino Center Boulevard (APNs 162-03-210-039 and 040),  
Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**

The Planning Commission (6-0 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 Letter
6. Backup Referenced from the 07-24-08 Planning Commission Meeting Item 11

Motion made by GARY REESE to Approve

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

**Minutes:**

MAYOR GOODMAN declared the Public Hearing open for Items 105-106.

JIM TORTI, Blokhaus Development, LP, 1600 National Avenue, San Diego, California,  
concurred with staff's conditions. He presented a rendering of the project called Esquire.

COUNCILMAN REESE preferred to hold the item in abeyance to allow an opportunity to meet  
with him, as he had some questions and concerns.

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TOM McGOWAN, Las Vegas resident, commented on the diagram shown and asked what the square footage and rental prices are.

MR. TORTI apologized for not meeting with COUNCILMAN REESE and showed additional renderings. COUNCILMAN REESE was pleased to see them and decided against holding the item in abeyance. MR. TORTI explained there is a sister project north of this site that is in the Arts District. The concept is work-force housing, very economical, very efficient and not highly amenitized. They are trying to acquire the urban worker who does not want to commute from the outer areas of Las Vegas and create housing that is desirable and accessible to a lower income group. The square footage ranges from 400 square feet to over 1,095 square feet with rental rates that range from \$600 to \$1,200 monthly. MR. McGOWAN believed the rates were competitive and recommended approval. In reply to MAYOR GOODMAN'S query, MR. TORTI replied that the financing looks good and investors are eager to start building. Their biggest portion of this project is to raise more equity, and the applicant is working with private investors.

COUNCILMAN REESE clarified that he reviewed the conditions but had not seen the site renderings. After the discussion, he expressed his support for the request.

MAYOR GOODMAN declared the Public Hearing closed for Item 105-106.

