



City of Las Vegas

Agenda Item No.: 95.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF DECEMBER 17, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
CON-2966 - REZONING - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES -
OWNER: RANCHO PARK RESIDENTIAL LLC - Request for a Rezoning FROM: C-M
(COMMERCIAL/INDUSTRIAL USE) RESOLUTION OF INTENT TO R-PD16
(RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) TO: R-PD20
(RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE) on 33.47 acres at the
northwest corner of Rancho Drive and Smoke Ranch Road (APN 139-18-410-012), Ward 5
(Barlow). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends
APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="8"/>	Planning Commission Mtg.	<input type="text" value="3"/>
City Council Meeting	<input type="text" value="4"/>	City Council Meeting	<input type="text" value="3"/>

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 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. Protest Postcards
7. Submitted after Final Agenda - Revised Landscape/Open Space and Site Plans for Items 95-98 and Protest/Support Postcards for Items 95 and 96
8. Backup Referenced from the 11-20-2008 Planning Commission Meeting Item 19

Motion made by RICKI Y. BARLOW to Approve and add the following condition:

A. This application shall be for a Rezoning to R-PD19 (Residential Planned Development 19 Units Per Acre).

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

Minutes:
MAYOR GOODMAN declared the Public Hearing open for Items 95-98.

112 Las Vegas
MAY 17, 2008

TONY CELESTE and CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. MR. CELESTE remarked that the variances are no longer required and requested Items 96 and 97 be withdrawn without prejudice. Referring to the site plan, he described the proposed development of apartments and condominiums and stated the developer has met the requirements of the City Code and is anxious to proceed with the project.

COUNCILMAN RUSS asked when the anticipated date of construction would commence. MR. KAEMPFER replied that the applicant is currently working on obtaining solid financing.

COUNCILMAN BARLOW noted that although he was not impressed with this project, specifically because of the rental apartments and in light of the many problems encountered by the Las Vegas Metropolitan Police Department (Item 6) along the Smoke Ranch Road-Rancho Drive corridor. He encouraged the applicant to work with the neighbors and making the appropriate adjustments to accommodate their concerns.

COUNCILMAN BARLOW continued with MR. KAEMPFER that the application was being changed to R-PD19 instead of R-PD20.

MAYOR GOODMAN declared the Public Hearing closed on Items 95-98.