



*City of Las Vegas*

Agenda Item No.: 90.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: JULY 21, 2010**

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

☐ Consent ☒ Discussion

**SUBJECT:** GPA-37823 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT/OWNER: CHAI WU (Request to Amend a portion of the Centennial Hills Sector  
Plan of the General Plan FROM: L-1 (2) (DENSITY RESIDENTIAL) TO: SC (SERVICE  
COMMERCIAL) 60 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4  
(Anthony). The Planning Commission (6-1 vote) and Staff recommend APPROVAL.

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (6-1 vote) and Staff recommend APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report GPA-37823, ZON-37824 and SDR-37940
3. Supporting Documentation
4. Photos - GPA-37823, ZON-37824 and SDR-37940
5. Justification Letter - GPA-37823, ZON-37824 and SDR-37940
6. Protest Postcards for GPA-37823, ZON-37824 and SDR-37940
7. Backup referenced from the June 24, 2010 Planning Commission Meeting for GPA-37823 and ZON-37824

Motion made by STAVROS S. ANTHONY to Approve subject to condition

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN,  
GARY REESE, STAVROS S. ANTHONY; (Against-STEVEN D. ROSS); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 90-92.

WARREN HARDY, The Hardy Consulting Group, representing the applicant, indicated that his client purchased the property more than a year ago and before pursuing any project, the owner decided to survey the residents to find out what type of development they want for the property, and the results came back with 94 percent of the residents preferring a bank. A bank developer has been found, but it is requiring C-1 zoning in order to sign the contract. MR. HARDY could

## **CITY COUNCIL MEETING OF: JULY 21, 2010**

not commit that if the bank fails, no one else will apply for C-1 zoning. He felt that the commercial zoning precedent has already been set by the existing pet cemetery, and that he satisfied the residents' concerns. He requested approval of the C-1 zoning.

COUNCILMAN REESE indicated that without MR. HARDY revealing the name of the bank, he could not support the C-1 zoning request.

COUNCILMAN ROSS confirmed with MARK O'WHEELER, Director of Planning and Development, that the pet cemetery is in Clark County, but that it could operate under commercial and residential zonings in the City. MR. HARDY argued that C-1 zoning is appropriate for the area and assured the Council that he did his homework.

COUNCILMAN FARLOW could not support the C-1 zoning because he felt it could erode the surrounding residential areas.

TODD FARLOW, Las Vegas resident, stated that he could not support the banks after they were responsible for the anemic economic situation. They are rolling in profits on payday loans, Section 8 Housing and low-end credit cards and they try to get every dime out of people.

COUNCILMAN ANTONY appreciated the comments of MR. HARDY and his colleagues. He received many e-mails and telephone calls on this matter warning opposition to C-1, because many of the people have pets resting in the cemetery. Residents support Office zoning for a bank.

MAYOR GOODMAN declared the Public Hearing closed for Items 90-92.

