



City of Las Vegas

Agenda Item No.: 21.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 14, 2014

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT: GPA-55743 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICATION OWNER: GABRIEL ANWARO - For possible action on a request to amend a
portion of the General Plan FROM SINGLE-DENSITY RESIDENTIAL TO SC: (SERVICE
COMMERCIAL) located at the southwest corner of Lake Mead Boulevard and Michael
Way (APNs 138-2-001, 002, and 003), Ward 5 (Barlow) [PRJ-54639]. Staff recommends
DENIAL.

C.C.: 11/19/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report -GPA-55743, ZON-55744 and SDR-55745 [PRJ-54639]
3. Supporting Documentation - GPA-55743, ZON-55744 and SDR-55745 [PRJ-54639]
4. Photos - GPA-55743, ZON-55744 and SDR-55745 [PRJ-54639]
5. Justification Letter - GPA-55743, ZON-55744 and SDR-55745 [PRJ-54639]
6. Protest Postcard - GPA-55743 and ZON-55744 [PRJ-54639]
7. E Comments Received in Opposition
8. Submitted after Final Agenda - General Plan and Rezoning Maps and Protest/Support Postcards for GPA-55743 and ZON-55744

Motion made by RICHARD TRUESDELL to Withdraw without prejudice Items 21-23

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS,
TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: A previous motion by TRUESDELL for denial of the request to hold this item in
abeyance to November 4, 2014, passed unanimously.

PLANNING COMMISSION MEETING OF: OCTOBER 14, 2014

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 21-23.

PETER LOWENSTEIN, Planning Supervisor, presented staff's report which recommended denial because the request would be too intrusive and intensive to the surrounding properties.

TIM AYALA, architect, appeared representing the applicant and requested this item be held in abeyance to the November 4, 2014 Planning Commission meeting in order to provide the Commission with a traffic study.

MR. AYALA confirmed for COMMISSIONER QUINN that a neighborhood meeting had already taken place.

MIKE FITZGERALD appeared in opposition, as the neighborhood does not even have street lights, curbs or gutters. He indicated he would come to the meeting in November to express his concerns if the item were held in abeyance.

CATHERINE SCOTT commented that coming to these meetings to protest was a big imposition and resented the amount of time it took.

In response to an inquiry by ANN MACMILLAN, CHAIR FLANGAS informed her that an applicant could request an abeyance two times, and the third time, the applicant would need to come before the Commission to show cause as to why the application should be abeyed. ASSISTANT CITY ATTORNEY BRYAN SCOTT explained if an application was denied, the waiting period before an applicant could reapply was one year.

COMMISSIONER QUINN remarked to MR. AYALA that it was very disrespectful the neighbors were not notified that an abeyance was going to be requested. COMMISSIONER SCHLOTTMAN commented on the time needed to conduct a traffic study and suggested a 60-day abeyance. COMMISSIONER GOYNES did not see a reason to hold this item for a traffic study, as he did not feel the location was suitable. COMMISSIONER BONAR concurred and suggested the applicant withdraw their application instead of requesting an abeyance. CHAIR FLANGAS also concurred.

Subsequent to the vote to deny the applicants request to hold this item in abeyance, MR. AYALA requested this item be withdrawn without prejudice.

ASSISTANT CITY ATTORNEY SCOTT and CHAIR FLANGAS explained the passage of the motion to withdraw this application without prejudice meant that the applicant could reapply at any time.

CHAIR FLANGAS declared the Public Hearing closed for Items 21-23.