



City of Las Vegas

Agenda Item No.: 52.

**AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING ON JANUARY 18, 2017**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

Consent Discussion

SUBJECT: GPA-62387 - ABEYAN CENTRE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICATION OWNER: SHENEN MA CHEN, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS, RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL) on 17.40 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 41-0301-005), Ward 2 (Beers) [PRJ-62226]. The Planning Commission (5-2 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (5-2 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
2. Conditions and Staff Report - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
3. Supporting Documentation - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
4. Photo(s) - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
5. Justification Letter - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
6. Backup Submitted from the April 12, 2016 Planning Commission Meeting
7. Backup Submitted from the July 12, 2016 Planning Commission Meeting
8. Back up Submitted from the October 18, 2016 Special Planning Commission Meeting
9. Backup Submitted from the November 16, 2016 City Council Meeting (Part 1) - Protest/Support Postcards for GPA-62387 and ZON-62392 [PRJ-62226]; Presentation Binders Volume I and II and CD by George Garcia for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]; Comments and The 720 Documentation by Attorney Chris Kaempfer for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]; Emails from the Clark County School District by Attorney Stephanie Allen, Letter from Clark County Superintendent Skorkowsky by Patrice Tue, Declaration of Annexation by Michael Buckley, Implications of Redevelopment Analysis by Bryan Gordon, Comments and Maps by Attorney Frank Shrek, Comment and Protest Petition by Steve Caria and Certified Transcript of Badlands Homeowners Meeting by David Mason for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]; Queensridge Owners Association Resolution and Councilman Beers Literature by Elaine Wenger-Roesener, Protest Petition by Anna Smith, Queensridge History by Clyde Spitze, Letters by Paula Quagliana, Public Works Inter-Office Memorandum by Dale Roesener, Letter from Attorney Kevin Blair, Drainage Assessment Report for Queensridge and CD by Nelson Stone for GPA-62387, ZON-62392 and

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SDR-62393 [PRJ-62226]; Comments, Peccole Ranch Master Plan with Exhibits, NRS 278A, Presentation Binders Volume I and II and CDs by George Garcia for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]

10. Backup Submitted from the November 16, 2016 City Council Meeting (Part 2) - District Court Case A-15-729053-B; District Court Case A-16-739654-C; District Court Orders for Case A-16-739654-C; The New Vision Communication Outreach Summary; Reno City Council Court Case, Peccole Ranch Master Plan; City Council Approval Letter From May 1990; Master Declaration of Covenants, Conditions, Restrictions and Easements for Queensridge; Map of Queensridge CIC Annexation History; Grant, Bargain and Sale Deed; Quitclaim Deed Regarding Conveyance to Seventy Acres LLC; Quitclaim Deed Regarding Conveyance to 180 Land Co LLC; Purchase Agreement and Addendum for Custom Lots at Queensridge North; Conditions and Staff Report From July 12, 2016 Planning Commission Meeting; NRS 278A.080 and NRS 116.1201; Emails Dated October and November 2016; Declaration of LuAnn Holmes by Attorney James Jimmerson for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]; Protest Petition by Robert Peccole; The 720 Traffic Impact and Traffic Study for The Two Fifty by Greg Borgel for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]

11. Backup Submitted from the November 16, 2016 City Council Meeting (Part 3) - Verbatim Transcript

12. Protest Postcard - GPA-62387 and ZON-62392

13. Submitted after Final Agenda - Abeyance Letter for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]

Motion made by LOIS TARKANIAN to Hold in abeyance Items 52-54 to 2/15/2017, Strike Item 55, Withdraw w/o prejudice Item 62 and Hold in abeyance Item 69 to 4/5/2017

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

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, STEVEN D. ROSS, STAVROS S. ANTHONY, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-CAROLYN G. GOODMAN)