



City of Las Vegas

Agenda Item No.: 12.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT:
GPA-4840 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: WEST EARTH STREET MANAGEMENT, LLC - For possible action on a
request for a General Plan Amendment FROM M (MEDIUM DENSITY RESIDENTIAL) TO:
GC (GENERAL COMMERCIAL) 4 acres at 3925 Coran Lane and 1881 Cypress Trail
(APNs 139-19-703 and 007), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 05/15/2013

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted after Final Agenda - Protest Postcard

Motion made by BYRON GOYNES to Approve

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

VICE CHAIR MOODY declared the Public Hearing open.

PETER LOWENSTEIN, Planning Supervisor, explained that staff is recommending approval because the proposed use is compatible with development patterns within the area and would bring the existing C2 general commercial zoning district into conformance with the Las Vegas 2020 Master Plan.

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JAMES GRAY, JG Enterprises, appeared at the podium with the JAMES GUAN, representing the applicant. MR. GUAN provided a brief overview of the property.

ALLEN DAVIDSON, Las Vegas resident, stated that his home abuts the applicant's property to the west and voiced opposition due to the fact that this project would completely surround his residential property with commercially zoned parcels.

RAMON RODRIGUEZ, Las Vegas resident, stated that this is County land and not within City limits. He voiced opposition to another commercial property that he feels will worsen the existing transient population in the area.

COMMISSIONER TRUESDELL received clarification from LUCIEN PAET, Engineering Project Manager, that there are no current requirements for off-site improvements under the general plan amendment, but conditions could be added to a site development plan. COMMISSIONER TRUESDELL voiced his preference to see a site development plan review submitted with the general plan agreement.

FLINN FAGG, Director of Planning, clarified that a site development plan review is required based on the scope of work proposed. The application before the Commissioners tonight is a general plan amendment to bring the general plan designation into conformance with existing zoning. Depending on the type of work the applicant pursues, it may be necessary for the applicant to submit to a site development plan review.

DOUG RANKIN, Planning Manager, stated that the applicants have attended a pre-application meeting for a site development plan.

COMMISSIONER GOYNES stated that it is the right of the property owner to ask for a general plan amendment.

VICE CHAIR MOODY declared the Public Hearing closed.