



*City of Las Vegas*

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 13, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
BEYANET - RENDITION - SDR-25760 - SITE DEVELOPMENT PLAN  
REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT:  
SOUTHWEST DESERT EQUITIES, LLC - OWNER: KIRLAND COMPANY, LLC ET  
AL - Request for Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-  
FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and  
Deer Springs Way (APNs 125-19-301-001 through 005 and 013), (U Undeveloped) [PCD  
(Planned Community Development)] Zone PROPOSED: PD (Planned Development) Zone],  
Ward 6 (Ross). NOTE: ITEM HAS BEEN AMENDED TO A 205,000 SQUARE-FOOT  
RETAIL DEVELOPMENT

CC: 04/16/2008

**PROTESTS RECEIVED BEFORE:** **APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	<input type="checkbox"/>	Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="checkbox"/>	City Council Meeting	<input type="text" value="0"/>

**RECOMMENDATION:**  
**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Information Letter from Pinnacle Nevada
7. Protest letters, protest postcards, and telephone protests

Motion made by DAVID STEINMAN to Approve subject to conditions with the amendment of Condition 19 as read for the record.

19. Provide public sewer stubs to all "not a part" parcels not adjacent to existing public street right-of-way and grant appropriate public sewer easements. However, subject to notarized written approval from the owner of Assessor's Parcel No. 125-19-301-010, which is currently entitled within Clark County as a cell tower site with no need for sewer service, the requirement to provide a public sewer easement stub to this parcel shall not be enforced provided that an appropriate sewer easement acceptable to the Collection Systems Planning Section is granted connecting this parcel to existing public sewer. Coordinate with the Collection Systems

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Planning section of the Department of Public Works and comply with their recommendations prior to the submittal of construction drawings or the approval of a Map subdividing this site.

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

DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN, GLENN TROY BRIDGE; (Against-SAM DUNNAM); (Abstain-None); (Did Not Vote-None); (Excuse-None)

Minutes:

See Item 18 for related backup and discussion.

