

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 16, 2008

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
 SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758

SDR-25760 - PUBLIC HEARING APPLICANT: SOUTHWEST DESERT EQUITIES, LLC -
 OWNER: K R & J COMPANY, LLC ET AL. - Request for Site Development Plan Review
 FOR A PROPOSED 205,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the
 southeast corner of Qualapai 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.** Staff recommends DENIAL. The Planning
 Commission (6-1 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL,
 subject to conditions.

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. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval 8.
- Backup Referenced from the 03-13-08 Planning Commission Meeting Item 19

Motion made by STEVEN D. ROSS to Approve subject to conditions, amending Condition 16
 and adding the following conditions as read for the record:

16. Dedicate 47 feet of right-of-way for the street along the southern boundary of this site shown
 as Proposed Street prior to the issuance of any permits. Construct full-width street
 improvements, including an appropriate terminus, such as temporary barricades, on Proposed
 Street concurrent with development of this site. Extend all required underground utilities, such
 as electrical, telephone, etc., located within public rights-of-way, to the boundaries of this site
 prior to construction of hard surfacing (asphalt or concrete).

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A. Pads C and D will not be allowed to be drive through food service.

B. This approval shall include the Master Development Plan and Design Standards submitted 1/29/2008.

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

RICKI Y. BARLOW, LOIS PARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. LOSS (Against-None); (Abstain-None);
(Did Not Vote-None); (Excuse-None)

Minutes:

See Item 10 for related backup and discussion.

