



City of Las Vegas

Agenda Item No.: 10.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Waiver of Items 12 and 13 to ALLOW AN INTERNAL INTERSECTION OFFSET OF 15 FEET WHERE 15 FEET IS REQUIRED AND TO ALLOW PRIVATE STREETS TO BE PLACED IN DEAD END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 8.4 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - WVR-39089 and TMP-39088
2. Conditions and Staff Report - WVR-39089 and TMP-39088
3. Supporting Documentation
4. Photos - WVR-39089 and TMP-39088
5. Justification Letter - WVR-39089 and TMP-39088
6. Condition Confirmation Letter and Protest/Support Postcards

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 3; Against: 2; Abstain: 1; Did Not Vote: 0; Excused: 1

RICHARD TRUESDELL, STEVEN EVANS, TODD L. MOODY; (Against-VICKI QUINN, GLENN TROWBRIDGE); (Abstain-BYRON GOYNES); (Did Not Vote-None); (Excused-GUS FLANGAS)

NOTE: COMMISSIONER GOYNES disclosed that he owns a KB Home and he is in the process of addressing some issues; therefore, he would abstain from voting.

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Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 10 and 11.

STEVE GEBEKE, Planning and Development, stated that the applicant has proposed a 52-lot, single-family non-gated residential subdivision with private streets, which has been approved by the Cliff's Edge (Providence) Design Review Committee. The map meets all applicable Cliffs Edge Design Guidelines and all Title 18 requirements for tentative maps with the exception of two waivers of design standards, which staff feel support as they are minor in nature. Staff recommended approval of the waiver request and accompanying tentative map with conditions. If denied, a new subdivision design that complies with Title 18 standards must be submitted for review. MR. GEBEKE read an additional condition to the Tentative Map, Item 11.

TODD FANLOW, Las Vegas resident, questioned the approval because he recalled there were issues with the termination of the street. LUCIEN PAEZ, Public Works, explained that in the past there were issues with the street sweepers ability to move around the stub streets. However, because this is a private subdivision and the City will not be maintaining the streets, staff felt it is permissible to allow what was previously approved for the rest of the subdivision.

JEFFREY ARMSTRONG, VTN, 2747 South Rainbow Boulevard, appeared on behalf of the applicant and agreed with the conditions.

JEFF CHANDERS stated that he resides near the grassy area KB Home intends to remove. To this day, KB Home has not kept their word and a majority of residents do not support this request. There are many children in the community and removing the grass area will only lessen the children's play area. Additionally, when residents bought their homes they were told by KB Home representatives that nothing would be built behind the brick wall, except for possibly, the 215 Freeway.

JANET LOVE, KB Home Nevada, Inc., indicated they had multiple meetings with the homeowners association and area residents, as well as COUNCILMAN ROSS' office and plans were shown. A monetary settlement was made with the homeowners association to pay for the maintenance of the grassy area. KB Home feels this site plan addresses safety concerns raised by the residents. She asked for approval.

MS. LOVE discussed with COMMISSIONER TROWBRIDGE KB Home's development agreement to install a play structure appropriate for two to 12 years old on the lot south of Lot 339, which included a grass area and landscaping. The total acreage will not be diminished and is comparable to what exists.

COMMISSIONER QUINN verified that the park will be completed prior to issuance of a building permit for the 27th residence in the subdivision. KB Home also agreed to a temporary access off of Grand Teton, and the entrance to the park will be accessible for individuals with

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strollers and the handicap.

CHAIR TRUESDELL asked LUCIEN PAET, Public Works, if the beltway alignment would impact this development. MR. PAET answered that Public Works is currently working on the realignment of the beltway. CHAIR TRUESDELL wondered if an approval would suddenly create a windfall for private property owners. ASSISTANT CITY ATTORNEY BRYAN SCOTT advised that the Commissioners have to look at what currently exists and not on potential future development.

COMMISSIONER MOODY asked MS. LOVE about the block walls around the perimeter of the park. MS. LOVE responded that one third of a wall currently exists, but K&N Home's intent is not to wall-in the park.

See Item 11 for related discussion.

CHAIR TRUESDELL declared the Public Hearing closed for Items 10 and 11.

