



City of Las Vegas

Agenda Item No.: 25.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG

☐ Consent ☒ Discussion

SUBJECT: ABYANCA - TMP-50852 - TRINITY HAVEN - BRISTLE FALLS - PUBLIC HEARING - APPLICATION: RYLAND HOMES - NEWARK/DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a Tentative Map FOR A 1/2-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION of 7.9 acres adjacent to the south side of Deer Springs Way, approximately 1.0 mile east of Hualapai Way (APN 125-19-301-004, 005 and 013), R-CL (Single Family Compact Lot Zone, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - TMP-50852 and VAC-50851
3. Supporting Documentation
4. Photos - TMP-50852 and VAC-50851
5. Justification Letter - TMP-50852 and VAC-50851
6. Protest Postcards
7. Submitted after Final Agenda Letter by the Las Vegas Valley Water District and Information Packet for TMP-50852 and VAC-50851

Motion made by TODD L. MOODY to Hold in abeyance Items 25 and 26 to 12/10/2013

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS,
TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 25 and 26.

NOVEMBER 12, 2013

PETER LOWE, Planning, reported that the requested Tentative Map depicts the creation of a shared driveway along the western portion of the subdivision, thereby creating a situation whereby 19 lots will directly front a future commercial development with no illustrated mitigation. Staff is not in support of the proposed subdivision design and is recommending denial. Furthermore, Staff is recommending denial of the proposed Vacation of future public right-of-way along the eastern portion of the subject site, as no evidence of irrevocable perpetual legal access has been established; therefore creating the potential for a land locked parcel. Please note that there is an updated letter from the water district in the backup.

ATTORNEY JENNIFER LAZOVICH, representing B & B Homes, indicated that to her understanding the recommendation for denial pertained to the letter from the Water District, which was obtained and provided to staff. She requested Condition 7 be amended regarding the Tentative Map and that a condition be added that the applicant will explore with staff flipping the site to prevent homes from bordering the commercial area.

LUCIEN PAET, Public Works, read the amendment to Condition 7, as well as the additional condition regarding the applicant's acquisition of Bureau of Land Management land for necessary public easements.

COMMISSIONER MOODY stated his concerns were addressed.

After confirming with ATTORNEY LAZOVICH that an updated plan was not submitted, FLINN FAGG, Planning Director, indicated his serious concerns with approving a tentative map in theory. He preferred to hold this matter until 12/10/2013, at which time approval could be granted with final action. ATTORNEY LAZOVICH indicated that the problem is timing.

COMMISSIONER MOODY verified with MR. FAGG that he would like both matters held.

CHAIR FLANGAS declared the Public Hearing closed for Items 25 and 26.