



City of Las Vegas

Agenda Item No.: 20.

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

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG**

☐ Consent ☒ Discussion

SUBJECT: MSP-4847 - MASTER SIGN PLAN NO. PUBLIC HEARING - APPLICANT/OWNER: SH
NORTHEAST LAND COMPANY, INC. possible action on a request for a Master Sign Plan
FOR A PROPOSED 27,100 SQUARE FOOT SHOPPING CENTER on 18.11 acres adjacent to
the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-
006, C-1 (Limited Commercial) Zone, Ward 2 (Beers)). Staff recommends APPROVAL.

FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

1

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - MSP-48470 and SDR-48469
2. Conditions and Staff Report - MSP-48470 and SDR-48469
3. Supporting Documentation
4. Photos - MSP-48470 and SDR-48469
5. Justification Letter
6. Submitted after Final Agenda - Email of Support for MSP-48470 and Protest for SDR-48469

Motion made by RICHARD P. BONAR to Approve subject to conditions and the following amended condition:

3. Conformance with the site plan date stamped 03/12/13, and the sign elevations and documentation date stamped 02/21/13, 02/28/13 and 03/12/13, except as amended by conditions herein.

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

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

Minutes:

VICE CHAIR MOODY declared the Public Hearing open for Items 20-21.

DOUG RANKIN, Planning Manager, read staff's report and recommended approval because the development, as a whole, meets the intent of Title 19 in addition to being adequately screened so as to be compatible with adjacent developments.

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ATTORNEY JAY BROWN, representing the applicant, appeared with GREG BORGEL, also representing the applicant, at the podium. ATTORNEY BROWN also acknowledged two of the applicant's principals who were in the audience, YOHAN LOWIE and FRANK PANKRATZ. ATTORNEY BROWN provided a brief overview of the project and clarified that this project is not subject to Peccole Ranch CC and Rs.

MR. BORGEL asked that they not be held to a maximum of seven retail units as they have been getting requests for smaller spaces and anticipate splitting some of the larger units for a total of 12 to 14 retail spaces at this site. He also discussed revisions to the landscape plan.

LUCIEN PAET, Engineering Project Manager, read the amendment to Condition 19 for the record. He confirmed for MR. BORGEL that this project will have to address runoff water from their site, but they are waiting to see what the drainage study reveals. In response to VICE CHAIR MOODY, MR BORGEL stated that they are not objecting to the drainage study, but he voiced concern to that language of the conditions could require them to install infrastructure. MR. BORGEL also clarified that although there is no requirement for residential setbacks, the developer has been respectful by including them.

TODD FARLOW and KYLE GREENWOOD, Las Vegas residents, voiced their support.

JAN PORTER, President of Peccole Ranch Community Association, voiced concerns that runoff water from the project site would enter into their own flood channels which are already at capacity. She invited the project's representatives to make a presentation to the Peccole Ranch residents. COMMISSIONER MOODY had MR. BORGEL address MS. PORTER'S concerns.

COMMISSIONER BONAR received confirmation from MR. BORGEL that their proposal is to have their runoff drain onto Sahara Avenue and not into the Peccole Ranch neighborhood; but the ultimate decision belongs to Public Works.

COMMISSIONER GOYNES commended the applicant's efforts to go above and beyond what was actually required by code.

COMMISSIONER QUINN stated that anything comparable to Tivoli Village will be outstanding for this parcel. She commended the applicant for his developments and reputation.

COMMISSIONER SCHLOTTMAN gave the applicant two thumbs up for landscaping the rear of the property so heavily that residents will not be able to see the commercial spaces. MR. PAET confirmed for COMMISSIONER BONAR that the last time he spoke with the City's Flood Control department, there were no plans for a regional floodwater facility, but discussions on a local facility.

VICE CHAIR MOODY declared the Public hearing closed for Items 20-21.