



City of Las Vegas

Agenda Item No.: 6.

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: OCTOBER 18, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: ABYANCA - MOD-63600 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: 80 LAND CO, LLC - OWNER: STANLEY ZACRES, LLC, ET AL - For possible action on a request for a Major Modification of the 1990 Peccole Ranch Master Plan TO AMEND THE NUMBER OF UNITS AVAILABLE TO CHANGE THE LAND USE DESIGNATION OF PARCELS COMING OFF THE CURRENT BADLANDS GOLF COURSE, TO PROVIDE STANDARDS FOR FUTURE DEVELOPMENT OF SUCH PARCELS AND TO REFLECT THE AS-BUILT CONDITION OF THE REMAINING PROPERTIES on 1,569.60 acres generally located east of Hualapai Way between Arda Drive and Sahara Avenue (APNs Multiple), Ward 2 (Beers) [PRJ-63491]. Staff recommends APPROVAL.

C.C.: 11/16/2016

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

542

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

128

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report- MOD-63600, GPA-63599 and ZON-63601 [PRJ-63491]
3. Supporting Documentation- MOD-63600, DIR-63602, GPA-63599 and ZON-63601 [PRJ-63491]
4. Photo(s) - MOD-63600, DIR-63602, GPA-63599 and ZON-63601 [PRJ-63491]
5. Justification Letter
6. 2016 Major Modification of the 1990 Amendment to the Peccole Ranch Overall Conceptual Master Plan - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
7. Economical and Fiscal Benefits Study - 2016 Major Modification to Peccole Ranch Master Plan - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
8. Zoning Verification Letter - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
9. Protest Petitions, Telephone Protest, Support Log/Letters, Protest Email and Protest/Support Postcards - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
10. Protest/Support Postcards, Emails and Comment Forms - MOD-63600 and DIR-63602 [PRJ-63491]
11. Analysis/Statement from Peccole & Peccole, Ltd., Attorneys at Law - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]

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12. Revisions Tracking Charts by George Garcia - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]

13. Submitted after Final Agenda Revised Exhibits, Neighborhood Meeting Information and Clark County School District Letter for MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491] and Protest/Support Emails and Letters and Concern Emails for MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491], GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]

14. Submitted at Meeting Jack Union Letter by Todd Bice, Written Comments by George Garcia, Comparisons Between 150 and Skye Canyon by Maureen Hughes, Written Comments by Elaine Wenger-Roesener, Letter by Kevin Blair, Photograph by Eva Thomas, Protest Petition by Susan Sullivan, Traffic Study for The Two Fifty by Greg Borgel, Economic and Fiscal Benefits Fact Sheet by John Restrepo and Development Agreement and Design Guidelines Clarifications by Stephanie Allen for MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491], GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]

15. Combined Verbatim Transcript for MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491], GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]

Motion made by VICTOR QUINN to Deny

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0 (Excused: 0)

CEDRIC CREAR, VICTOR QUINN, GUS FLANGAS, CHERRY; (Against- GLENN TROWBRIDGE, TODD MOODY, TRINITY HAVEN SCHLOTTMAN); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: A previous motion for Approval by Trowbridge failed with Crear, Quinn, Flangas and Cherry voting No.

NOTE: CHAIR MOODY disclosed his friendship with BILL BAYNES, CEO for the original developer of Queensridge. However, because Peccole no longer had any development interest in Queensridge and therefore is not a party and interest in any land use application, he was advised that that is not a conflict. CHAIR MOODY also disclosed that he is a partner in the law firm of Hutchison and Steffen, whose offices are located directly north of Queensridge and Badlands Golf Course, and that Peccole is a joint owner of the building where the law offices are located; however, he personally does not have any pecuniary interests or other interests that would affect his independent judgement of all applications. Furthermore, any affect approval or denial of these applications may have on the value of the law office or the property on which it sits, would be no more or less than for any other business or group in the area. Therefore, he was advised he has no conflict and would vote on all items.

NOTE: The following backup was referenced at the meeting, which had already been made a part of the record: Letter from Superintendent of Schools, PAT SKORKOWSKY, Clark County School District.

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NOTE: A Combined Verbatim Transcript for Items 6-12 is made a part of the Final Minutes.

Minutes:

Appearance List:

TODD L. MOODY, Chairman
PETER LOWENSTEIN, Planning Section Manager
LINDA PERRI, Clark County School District
CHRIS KAEMPFER, Attorney, 1980 Festival Plaza Drive
CHRIS WILLIAMS, MVE Camp, Partners, Irvine, California
STEPHANIE ALLEN, Attorney, 1980 Festival Plaza Drive
TODD BICE, 400 South Fourth Street
GEORGE GARCIA, 1055 Whitney Ranch Drive
SHAUNA HUGHES, Queensridge Homeowners Association
MICHAEL BUCKLEY, representing the Ferritto Family
FRANK SCHROCK, Queensridge resident
DENISE (Last name not given)
ELAINE WENGER-ROESENER, President of the Queensridge Homeowners Association
AUDIENCE
KEVIN BLAIR, Owner of St. Williams Court
STEVE MARIA, Queensridge resident
BRAD JARBIC, City Attorney
KEVIN BUCKLEY, Queensridge resident
ANNE SMITH, Queensridge resident
PAULA QUAGLIANA, Queensridge resident
RON IVERSEN, Queensridge resident
TOM LOVE, Queensridge resident
EVA THOMAS, Queensridge resident
DUNCAN LEE, Queensridge resident
DEBRA KANER, Queensridge resident
JACQUELINE ACKERMAN
ROBERT LePIERE, Queensridge resident
ELISE CANONICO, Queensridge resident
HARRY KELMAN, Queensridge resident
HERMAN AHLERS, Queensridge resident
PATRICK SPILOTRO, Queensridge resident
RICK KOST, Queensridge resident
ART PARKER, Queensridge resident
CAROL STILES, Queensridge resident
MARK HENDERSON, on behalf of Joe DeHart, Queensridge resident
BOB PECCOLE, Queensridge resident
TOM BLINKINSOP, Henderson, Nevada
TRESSA HADDOCK, Queensridge resident
PAT HENDERSON, Queensridge resident

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The seal of the City of Las Vegas, Nevada, is a circular emblem. It features a central illustration of the New Strip Tower, a tall, slender skyscraper. To the right of the tower is a stylized sun with rays. Below the tower and sun are several palm trees. The entire scene is set against a background of a desert landscape. The words "CITY OF LAS VEGAS" are written in a bold, sans-serif font along the top inner edge of the seal. The word "NEVADA" is written in a similar font along the bottom inner edge. The seal is partially overlaid by the list of names.

LARRY SADOFF, Queensridge resident
DEBBIE STRATTON, Queensridge resident
DALE ROESENER, Queensridge resident
ALAN SKLAR, Queensridge resident
CLYDE SPITZE, Queensridge resident
CAROL JIMMERSON, Queensridge resident
CLYDE TURNER, Queensridge resident
LYNN MORAVEC, Queensridge resident
SUMMER DAVIES, Queensridge resident
BRIAN MOORE, Queensridge resident
ERDINE SKOLNICH, Queensridge resident
SEJAL CHADHA, representing Queensridge residents
CAROL BARBER, TERKHORN, Peccole Ranch resident
CHAD STRATTON, Queensridge resident
NOEL GAGE, Queensridge resident
JOSEPH QUAGLIANA, Queensridge resident
JIM JIMMERSON, Queensridge resident
IRVING BERLINER, Queensridge resident
DIANA LEAHY, Queensridge resident
SUSAN SULLIVAN, Queensridge resident
JERRY ENGEL, Queensridge resident
VYACHESLAV IGNATYUK, Queensridge resident
GREG BOGCEL, 300 South 4th Street
JOHN RESTREPO, RCG Ecommerce, 1900 Paradise Road
TRINITY HAVEN SCHLOTTMAN, Commissioner
FRANK PANKRATZ, 180 Land Co., LLC, 1215 South Fort Apache Road
GUS FLANGAS, Commissioner
VICKI QUINN, Commissioner
TOM PERRIGO, Planning Director
LUCIEN PAET, Public Works Department
GLEN TROWBRIDGE, Commissioner
CEDRIC CREAR, Commissioner
SAM CHERRY, Commissioner