



City of Las Vegas

Agenda Item No.: 42.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

WVR-71294 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE ONE MOUNTAIN, LLC - For proposed subdivision on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED AND TO ALLOW AN INTERSECTION OFFSET OF 20 FEET WHERE 24 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 1.22 acres on the north side of Rosada Way, approximately 320 feet west of Tee Fee Lane (APN 122-1-791-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226]. Staff recommends DENIAL.

C.C.: 10/18/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - WVR-71294, WVR-71295, VAR-71296, TMP-71297, VAR-71286, VAR-71287, VAR-71288, VAR-71289, VAR-71290, VAR-71291, VAR-71292 and VAR-71293 [PRJ-71226]
2. Conditions and Staff Report - WVR-71294, WVR-71295, VAR-71296, TMP-71297, VAR-71286, VAR-71287, VAR-71288, VAR-71289, VAR-71290, VAR-71291, VAR-71292 and VAR-71293 [PRJ-71226]
3. Supporting Documentation - WVR-71294, WVR-71295, VAR-71296, TMP-71297, VAR-71286, VAR-71287, VAR-71288, VAR-71289, VAR-71290, VAR-71291, VAR-71292 and VAR-71293 [PRJ-71226]
4. Photo(s) - WVR-71294, WVR-71295, VAR-71296, TMP-71297, VAR-71286, VAR-71287, VAR-71288, VAR-71289, VAR-71290, VAR-71291, VAR-71292 and VAR-71293 [PRJ-71226]
5. Justification Letter - WVR-71294, WVR-71295, VAR-71296, TMP-71297, VAR-71286, VAR-71287, VAR-71288, VAR-71289, VAR-71290, VAR-71291, VAR-71292 and VAR-71293 [PRJ-71226]
6. Support Postcard - WVR-71294 and WVR-71295 [PRJ-71226]
7. Submitted after Final Agenda - Protest Comment Form for WVR-71294, Protest Letter and Comment Form for WVR-71294, WVR-71295, VAR-71296, TMP-71297, VAR-71286, VAR-71287, VAR-71288, VAR-71289, VAR-71290, VAR-71291, VAR-71292 and VAR-71293 [PRJ-71226] and Protest Postcards for WVR-71294 and WVR-71295 [PRJ-71226]

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8. Submitted at Meeting - Support Letter from Clark County Commissioner Larry Brown Submitted by Dustin Manning for WVR-71294, WVR-71295, VAR-71296, TMP-71297, VAR-71286, VAR-71287, VAR-71288, VAR-71289, VAR-71290, VAR-71291, VAR-71292 and VAR-71293 [PRJ-71226]

Motion made by LOUIS DE SALVIO to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 3; Excused: 0
DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO; (Against-None); (Abstain-None); (Did Not Vote-CEDRIC CREAR, VICKI QUINN, CHRISTINA ROUSH); Excused-None

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 42-43.

NICOLE EDDOWES, Sr. Planner, read a corrected Condition 3 for Item 43 (WVR-71295) and indicated that the staff report incorrectly states that the applicants proposal includes no curb for the private streets; the staff report should state the applicants proposal includes no sidewalks. No unique or extraordinary circumstances have been presented to warrant the need for the requested waivers and variance to allow a residential development with 17 streetlights on sidewalk and reduced front yard setbacks. Staff recommended denial of all applications.

DUSTIN MANNING, 9205 W. Russell Road, and WES PETTY, 1555 South Rainbow Boulevard, representing the applicants were present. MR. MANNING described the footage of the project lots and said the requested waivers and variances coincide with what exists on the surrounding properties, which are in Clark County. He submitted a support letter from LARRY BROWN, Clark County Commissioner.

DOTTIE MARSH stated she supports the proposed development since the applicant made some changes and will not install streetlights.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 42-53.