



City of Las Vegas

Agenda Item No.: 54.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: WVR-73850 - WAIVER- SKYE AIR OIL MARCEL 2020 - APPLICANT: KAG DEVELOPMENT WEST LLC, CHOWN SECTION 12, LLC - For possible action on a request for a Waiver TO ALLOW A 10-FOOT TALL EXTERIOR RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 28.28 acres on the northwest corner of Grand Teton Drive and Chamber Road (APN 126-12414-001), T-D (Traditional Development) Zone TML (Medium-Density Residential) Kyle Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-73679]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - WVR-73850 and TMP-73852 [PRJ-73679]
2. Conditions and Staff Report - WVR-73850, VAC-73851 and TMP-73852 [PRJ-73679]
3. Supporting Documentation - WVR-73850, VAC-73851 and TMP-73852 [PRJ-73679]
4. Photo(s) - WVR-73850, VAC-73851 and TMP-73852 [PRJ-73679]
5. Justification Letter - WVR-73850, VAC-73851 and TMP-73852 [PRJ-73679]
6. Submitted after Final Agenda Revised Plans Date Stamped 08/09/18 and 08/13/18 for WVR-73850, VAC-73851 and TMP-73852 and Support Postcards for WVR-73850 and TMP-73852 [PRJ-73679]

Motion made by LOUIS DE SALVIO to Approve Items 54-56 subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

Items 54-56 were read into the record and then trailed and heard subsequent to hearing Items 57-72 and 73-78.

PLANNING COMMISSION MEETING OF: AUGUST 14, 2018

CHAIR CHERRY declared the Public Hearing open for Items 54-56.

NICOLE EDDOWES, Sr. Planner, reported that the applicant requested a slope easement vacation in order to accommodate additional buildable lots. That resulted in the need for a waiver to allow 10-foot retaining walls, which is not in conformance with the approved Skye Canyon Development Agreement and the approved Kyle Canyon Development Standards and Architectural Guidelines; therefore, staff recommended denial of the requests. Additional support letters were received since publication.

ATTORNEY BOB GRONAUER appeared representing KAG Development. He showed the area map and noted that where Sheep Mountain Parkway turns, there is a significant grade change that affects eight lots. He added that when this project was initially Kyle Canyon, 18-foot walls were contemplated.

COMMISSIONER DE SALVIO stated that the property is subject to unusual elevation changes, and he appreciated going from 18-foot walls to 10-foot walls. He had not received any opposition from the community.

See Items 55 and 56 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 54-56.

