



City of Las Vegas

Agenda Item No.: 106.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING ON: JANUARY 3, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
REZONING

ZON-17697 PUBLIC HEARING APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request Rezoning FROM: U (UNDEVELOPED) Zone [R (RURAL DENSITY RESIDENTIAL) OR [R-1 (RURAL PLAN DESIGNATION)] under Resolution of Intent to R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT- 3 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT- 3 UNITS PER ACRE) on 10.30 acres adjacent to the northwest and northeast corners of Arpa Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda Revised site plans for Items 106 and 107
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 12

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and adding the following condition as read for the record:

A. The developer shall disclose to all prospective home purchasers, prior to the time the prospective purchaser signs a sales agreement or opens escrow, whichever occurs first, that they are purchasing a home located in a rural area surrounded by parcels upon which the raising of farm animals such as horses, bovines, goats, and other domesticated animals is allowed and that such rural properties, and the raising of said animals, may cause the emanation of smells, odors, insects, and pests associated with the keeping and raising such farm and domesticated animals, such that it may, in the future, interfere with the quiet enjoyment of the prospective home purchasers' property.

CITY COUNCIL MEETING OF: JANUARY 03, 2007

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

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 106 [ZON-17697] and Item 107 [SDR-17698].

PAOLO CHAVEZ, Richmond American Homes, 2470 Paseo Verde, Henderson, appeared on behalf of the applicant and indicated the property was purchased and revisions were made to the original site plan. The open space was incorporated to address the Planning Commission's concern and a 10-foot pedestrian access will be provided to access the open space. Single-story homes will still be provided. The Nevada Power easements are at the same location.

COUNCILMAN ROSS thanked the applicant for addressing the concerns about the open space. He noted that this request will not change the current zoning.

MARGO WHEELER, Director of Planning and Development Department, read into the record an additional condition for Item 106 regarding disclosure to prospective home buyers. MR. CHAVEZ agreed with the condition.

MS. WHEELER read into the record amendments to Conditions 4, 5 and 7 and added two new conditions to Item 107. MR. CHAVEZ clarified with MS. WHEELER that the single story lots she mentioned are those shown on the submitted site plan. MR. CHAVEZ agreed to the amendments and added conditions.

MAYOR GOODMAN declared the Public Hearing closed on Item 106 [ZON-17697] and Item 107 [SDR-17698].

