



City of Las Vegas

Agenda Item No.: 104.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 7, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16511, ZON-16519, AND VAR-16525

SLR-16522 APPLICANCE ITEM PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOME OWNERS - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION of 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-011-02) R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED TO INCLUDE PROPOSED THREE-STORY DEVELOPMENT. The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-05-07
6. Submitted at meeting Revised Justification Letter by staff

Motion made by GARY REESE to Withdraw without Prejudice Item 103 and Approve Item 104 Subject to Conditions, amending Conditions 1, 3 and 4 and adding the following condition as read for the record:

1. Conformance to the Conditions for General Plan Amendment (GPA-16511), Rezoning (ZON-16519), if approved.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 3/02/07, except as amended by conditions herein.

CITY COUNCIL MEETING OF: February 07, 2007

4. The standards for this development shall include a minimum lot size of 1,721 square feet and building height shall not exceed two stories or 35 feet, whichever is less. There shall be a maximum of 65 units.

A. An eight-foot high concrete block wall shall be built adjacent to the northwest corner commercial property.

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

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

Minutes:

See Item 101 for related discussion and Item 102 for related backup.