



City of Las Vegas

Agenda Item No.: 120.

**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 ZON-17693

SDR-17694 PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARLENE BURBYVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KANAS - Request for Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.25 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone (RPD5ED: R-RD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Ross). NOTE: This application is for 40 units, RPD-5. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda Revised Site Plan and Justification Letter by staff

Motion made by STEVEN D. ROSS to Approve Subject to Conditions , amending Conditions 3, 15 and 16 an adding the following condition as read for the record:

3. All development shall be in conformance with the site plan and landscape plan, date stamped 2/28/07 and building elevations date stamped 1/22/07 and 1/25/07, except as amended by conditions herein.

15. The southernmost two homes identified as Lots 1 and 2 on the 2/28/07 site plan shall be limited to one story in height.

16. Within the open space area there shall be developed tot lots.

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A. Minimum open space shall be 36,221 square feet. There shall be a maximum of 40 lots.

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 119 for related discussion.

