



*City of Las Vegas*

Agenda Item No.: 81.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: APRIL 4, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
REZONING

ZON-17242 REMANCE ITEM PUBLIC HEARING APPLICANT/OWNER: TOUSA HOMES, INC. Request for a Rezone FROM: R-1 (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	49	City Council Meeting	0

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Rock D. Halverson and protest petition

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
BRENDA J. WILLIAMS, 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:

MAYOR GOODMAN declared the Public Hearing open for Items 81-83.

DAVID CLAPSADDLE, GC Garcia, 1711 Whitney Mesa Drive, Henderson, appeared on behalf of the applicant together with CHASE JENKINS. MR. CLAPSADDLE indicated the property is located on the northwest corner of Bradley Road and Deer Springs Way. The applications were held in abeyance to further work out issues with neighbors. He outlined conditions proposed at

**CITY COUNCIL MEETING OF: April 04, 2007**

the meeting, which include the construction of a wall along Deer Springs Way and along the western property. The new plan depicts two 18,000 square foot lots. Coach lighting will be installed along the three existing lots. A condition was also added to mitigate the concern about drainage.

COUNCILMAN ROSS agreed that this process has been long and was appreciative of MR. CLAPSADDLE addressing all the residents' concerns.

MARGO WHEELER, Director of Planning and Development, read for the record amendments to Conditions 5 and 6 and additional conditions for Item 83. MR. CLAPSADDLE concurred with the amendments and additions.

MAYOR GOODMAN declared the Public Hearing closed for Items 81-83.

COUNCILMAN ROSS asked that Item 83 be recalled so that the site plan date stamp could be amended to 4/4/07.

