



City of Las Vegas

Agenda Item No.: 117.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 1, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE RELATED TO ZONE 13.4

VAR-13858 PUBLIC HEARING APPLICANT/OWNER: WILLIAM LYON HOMES -
Request for a variance to ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 35,293
SQUARE FEET ARE REQUIRED FOR A 49-LOT RESIDENTIAL SUBDIVISION on 24.8
acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-
702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R
-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone
[PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Ross).
NOTE: THE EXISTING ZONING DESIGNATION IS U (UNDEVELOPED) [RNP (RURAL
NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] AND U
(UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN
DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL
PLANNED DEVELOPMENT - 2 UNITS PER ACRE). Staff recommends DENIAL. The
Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

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. Protest postcards
6. Submitted after final agenda Protest postcards
7. Backup referenced from the 06-28-07 Planning Commission Meeting Item 27

Motion made by STEVEN D. ROSS to Approve subject to conditions

CITY COUNCIL MEETING OF: AUGUST 1, 2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 116 for related discussion.

