



AS VEGAS CITY COUNCIL

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091634

March 23, 2007

Mr. Mark Schnipple
Schnipple Family Trust
9960 West Cheyenne, Suite #210
Las Vegas, Nevada 89129

RE: TMP-18239 - SMOKE RANCH/DECATUR II - TENTATIVE MAP

Dear Mr. Schnipple:

Your request for a Tentative Map FOR A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres adjacent to the southeast corner of Decatur Boulevard and Smoke Ranch Road (APN 139-19-101-002), 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, was considered by the Planning Commission on March 22, 2007.

The Planning Commission voted to **DENY** your request because the Planning Commission was opposed to the density and three-story design of this project.

This action by the Planning Commission on **March 22, 2007** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **March 23, 2007**.

Sincerely,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Paul Chavez
Richmond American Homes
2490 Paseo Verde, Suite #120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

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