

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



064955

November 17, 2006

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

**RE: ABEYANCE - RENOTIFICATION - VAR-16525 - VARIANCE**

Dear Mr. Schnipple:

Your request for a Variance TO ALLOW **33,226 SQUARE FEET OF OPEN SPACE** WHERE **55,321 SQUARE FEET** IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (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 (Weekly), was considered by the Planning Commission on November 16, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as it was deemed not harmonious and compatible with the surrounding development and land uses

This item will be considered by the City Council on **December 20, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR: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  
Las Vegas, Nevada 89146

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby

