

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



064766

November 3, 2006

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

RE: VAR-16525 - VARIANCE

Dear Mr. Schnipple:

Your request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 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 2, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** for the applicant to make revisions to the plans.

This item is scheduled to be heard again at the **November 16, 2006** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

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

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