

# 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)



061874

May 23, 2006

## CORRECTED LETTER

Mr. Kevin Sipes  
Valente Development  
4710 Trimwater Court  
Las Vegas, Nevada 89130

**RE: ABEYANCE - RENOTIFICATION - SDR-11680 - SITE DEVELOPMENT  
PLAN REVIEW**

Dear Mr. Sipes:

Your request for a Site Development Plan Review FOR A PROPOSED 36-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; 125-26-304-005, 006, 007 and 008), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross), was considered by the Planning Commission on April 27, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as the request was deemed to contradict a City/County interlocal agreement and the City's Rural Preservation Overlay District Ordinances and the application is predicated on a Variance that cannot be supported.

This item will be considered by the City Council on **June 7, 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,

Gary Leobold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Ms. Steffanie Nelson  
Peak Development  
6402 McLeod Drive, Suite #2  
Las Vegas, Nevada 89120

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