



**AGENDA SUMMARY PAGE**  
**City Council**  
**Meeting of: February 19, 2025**

Agenda Item No.:  
**51**

**DEPARTMENT: Community Development**

**DISCUSSION**

**DIRECTOR: Seth Floyd**

**SUBJECT:**

24-0576 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: SDE 50057 IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 21.34 acres located on the south side of Kyle Canyon Road, approximately 1,000 feet west of the Shaumber Road alignment (APNs 126-02-801-018 through -021; 126-01-401-007 through -009), Ward 6 (Brune). The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends APPROVAL on 24-0576 [GPA1, ZON1, AND VAC1]. Staff recommends DENIAL on 24-0576 [VAR1, VAR2, AND TMP1].

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends APPROVAL on 24-0576 [GPA1, ZON1, AND VAC1]. Staff recommends DENIAL on 24-0576 [VAR1, VAR2, AND TMP1].

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Location and Aerial Maps for 24-0576-GPA1
3. Location and Aerial Maps for 24-0576-VAC1
4. Land Use Map for 24-0576-GPA1
5. Land Use Map for 24-0576-ZON1
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. Justification Letter
10. Support Postcard for 24-0576-VAC1
11. Submitted after Final Agenda - Support Postcards for 24-0576-GPA1, 24-0576-ZON1, 24-0576-VAR1, 24-0576-VAR2, and 24-0576-TMP1
12. Backup Documentation Submitted for the January 14, 2025 Planning Commission Meeting