



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: January 14, 2025**

Agenda Item No.:  
**30**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**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). Staff recommends APPROVAL on 24-0576 [GPA1, ZON1, AND VAC1]. Staff recommends DENIAL on 24-0576 [VAR1, VAR2, AND TMP1].

**C.C.: 02/19/2025**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

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. Submitted after Final Agenda - Revised Conditions and Staff Report and Landscape Plan, Support Postcards for 24-0576-GPA1, 24-0576-ZON1, 24-0576-VAR1, 24-0576-VAR2, and 24-0576-TMP1, and Support Postcard for 24-0576-VAC1