

**CITY OF NORTH LAS VEGAS MEETING  
AGENDA ITEM**

NUMBER: 34.

<b>SUBJECT:</b> Deny ZN-15-2020 (Lone Mountain/Allen); Applicant: ACAK Irrevocable Trust to Request a Property Reclassification from an R-E Ranch Estates District to a PUD Planned Unit Development District Consisting of 53 Single-Family Lots Generally Located North of Lone Mountain Road Between Willis Street and Kenny Way, APNs 124-31-802-008 Through 011, 124-32-401-005 and 006. (Ward 3-Black) (For Possible Action)	
<b>REQUESTED BY:</b> Marc Jordan, Director, Land Development and Community Services	<b>WARD:</b> 3 - Councilman Black
<b>RECOMMENDATION OR RECOMMEND MOTION:</b> Following the public hearing, it is recommended that City Council deny ZN-15-2020.	
<b>FISCAL IMPACT:</b> AMOUNT: None EXPLANATION: N/A	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting of October 14, 2020, the Planning Commission unanimously (6-0 vote) recommended to deny ZN-15-2020. Commissioner Justin Berrett made the motion to deny. Commissioner Al Greer was absent.

The applicant is requesting consideration to reclassify (rezone) the subject site from an R-E (Ranch Estates District) to a PUD (Planned Unit Development District). The proposed development is for 53 single-family lots on approximately 17.7 acres and generally located north of Lone Mountain Road between Willis Street and Kenny Way. The Comprehensive Master Plan Land Use designation for the subject site is currently Ranch Estates (proposed to Single-Family Low).

On November 4, 2020 a Public Hearing date for ZN-15-2020 was set for November 18,2020; November 18, 2020 meeting was cancelled due to COVID-19 concerns.

**Attachments:**

Planning Commission Minutes  
Staff Report with Attachments

CIP No.	Related Item: AMP-10-2020	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth; Quality Municipal Services		
<b>PREPARED BY:</b>  Marc Jordan Land Development and Community Services Director	Respectfully Submitted  Ryann Juden City Manager	<b>MEETING DATE:</b> 12/2/2020