

February 3, 2025

Department of Planning  
Development Services Center  
495 South Main Street  
Las Vegas, NV 89101



3283 E. Warm Springs Suite 300  
Las Vegas, NV 89120  
(702) 586-9296

Re.: **24-0631 Abeyance from February 11, 2025 Planning Commission Hearing  
Alexander and El Capitan (APN: 138-05-801-023 and 138-05-801-024)**

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Dear Mr Gates,

On behalf of our client, Signature Homes, we are requesting that the tentative map (TMP 24-0631) for the subject property and companion items be held from the February 11, 2025 Planning Commission Hearing and heard at the March 11, 2025 Planning Commission Hearing. We need additional time to discuss the project with neighbors per the request of City Councilwoman Allen-Palenske.

If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore", with a horizontal line drawn through the middle of the signature.

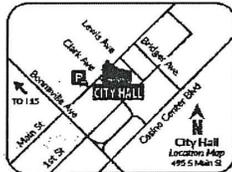
Darryl C. Lattimore, PE  
President

~~Submitted after final agenda~~

RECEIVED 02/03/25  
02/11/25 PC MEETING  
ITEMS 25a - 25c

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

**Return Service Requested**  
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*PLEASE DO NOT  
DO THIS. WE HAVE BEEN  
FUNCTIONING FOR 23 YEARS.  
ITS IMPORTANT TO KEEP  
RURAL AREAS RURAL.*

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I SUPPORT  
this Request

I OPPOSE  
this Request

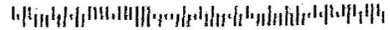
Please use available blank space on card for your comments.  
24-0631 and 24-0631-ZON1 and 24-0631-VARI and 24-0631-TMP1

Planning Commission Meeting of 02/11/2025

7 LRDFNP1 89129

24-0631  
13805810009  
CARUSO JEAN M  
8701 MONARCHY CT  
LAS VEGAS NV 89129-0415

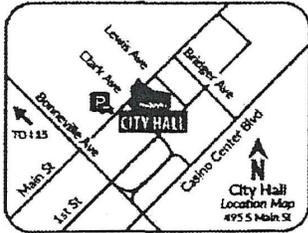
*Items 25a-25c  
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I SUPPORT  
this Request

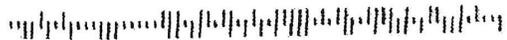
I OPPOSE  
this Request

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**24-0631 and 24-0631-ZON1 and 24-0631-VAR1 and 24-0631-TMP1**  
Planning Commission Meeting of 02/11/2025

24-0631  
13805810004  
TAYLOR RONALD B & DAYLEEN REVOCA  
TAYLOR RONALD B & DAYLEEN TRS  
8712 MONARCHY CT  
LAS VEGAS NV 89129-0415

Items 25a-25c  
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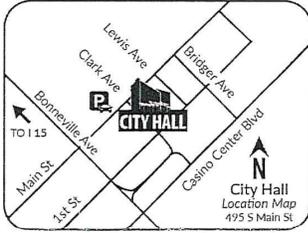
7 LRCFMP1 66128



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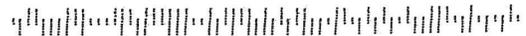
**24-0631 and 24-0631-ZON1 and 24-0631-VAR1 and 24-0631-TMP1**

Planning Commission Meeting of **02/11/2025**

24-0631  
13805410014  
HYLAND JOHN P & STEPHANIE M  
4117 HIGHLAND CASTLE CT  
LAS VEGAS NV 89129-3663

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7 LACFNPI 89129



## Application Information

24-0631 - PUBLIC HEARING - APPLICANT: STONE LAND HOLDINGS, LLC  
- OWNER: CLARK COUNTY VACANT SERIES OF THE CAB PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.93 acres at the northeast corner of Alexander Road and El Capitan Way (APNs 138-05-801-023 and 024), Ward 4 (Allen-Palenske).

24-0631-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

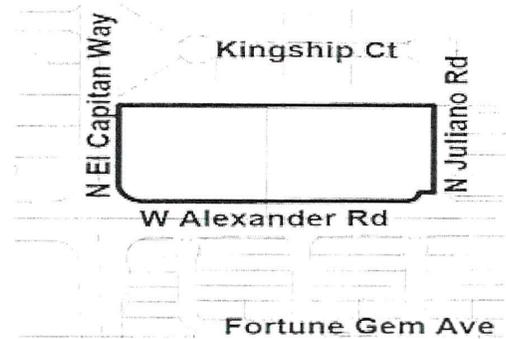
24-0631-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREET STANDARDS FOR PRIVATE STREET REQUIREMENTS AND STREET TERMINATIONS OTHER THAN AT INTERSECTIONS

24-0631-TMP1 - TENTATIVE MAP - ALEXANDER & EL CAPITAN - FOR A PROPOSED 19-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

We pay over \$100 a month for our HOA in the next development + we are zoned for estates and feel these small rousing units will bring down our home values! Sincerely, John + Stephanie Hyland

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** 02/11/2025  
**Time:** 6:00 PM  
**Location:** Council Chambers  
495 South Main St, 2<sup>nd</sup> Fl.  
Las Vegas, Nevada

**Planning Comments**

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**From:** noreply@formstack.com  
**Sent:** Monday, February 10, 2025 10:44 PM  
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**Formstack Submission For: Planning App Comments**

Submitted at 02/10/25 10:43 PM

<b>Meeting Date:</b>	Tuesday, February 11, 2025
<b>Project Number:</b>	24-0631
<b>Position:</b>	I OPPOSE the project and all related applications.
<b>Name:</b>	Ron Taylor
<b>Residential or Business Address:</b>	8712 Monarchy Court Las Vegas, NV 89129
<b>Phone:</b>	17023259611
<b>Email:</b>	rbtaylormd@cox.net

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**Comments:**

I strongly oppose the request to re-zone from residence estates to R-1 single family residential.  
My wife and I both work evenings, so will not be able to attend the public hearing at the council chambers. However, our absence from the meeting should not be construed as apathy or indifference regarding this application to change the zoning. This area is already getting busier with increasing traffic up and down Alexander road. We oppose rezoning to permit more density of housing in this area.  
We also oppose the waiver of the perimeter landscape buffer requirements. Some

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?

beautification of the perimeter should be mandatory,,there are enough concrete sidewalks and cmu /cinderblock walls in this area, and some beautification is really needed on the perimeter of any housing development.  
Thank you.

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**Planning Comments**

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City of Las Vegas

**Formstack Submission For: Planning App Comments**

Submitted at 02/05/25 3:17 PM

<b>Meeting Date:</b>	Tuesday, February 11, 2025
<b>Project Number:</b>	24-0631
<b>Position:</b>	I OPPOSE the project and all related applications.
<b>Name:</b>	Barry Mellor
<b>Residential or Business Address:</b>	8717 Castle Ridge Avenue Las Vegas, NV 89129
<b>Email:</b>	mellorbd@cox.net

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