

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)**

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~~

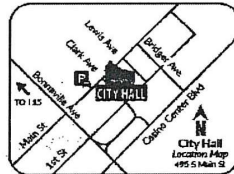
RECEIVED 02/03/25
02/11/25 PC MEETING
ITEMS 25a - 25c

2/7/2025 0:35:48

Gaming & Leisure 7025474545

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 10 2025
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov/planningcomments. To contact your Council Representative, please call (702) 229-6405.

☐

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-VAR1 and 24-0631-TMP1

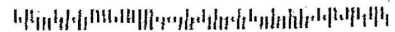
Planning Commission Meeting of 02/11/2025

7 LRDFNP1 89129

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

Items 25a-25c
P

PSRRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



1/1

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

PSNIT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
FEB 10 2025
Dept of Planning
City of Las Vegas

department of community development

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov/planningcomments. To contact your Council Representative, please call (702) 229-6405.



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-VAR1 and 24-0631-TMP1

Planning Commission Meeting of 02/11/2025

24-0631

13805810004

TAYLOR RONALD B & DAYLEEN REVOC

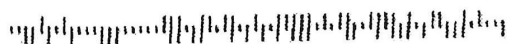
TAYLOR RONALD B & DAYLEEN TRS

8712 MONARCHY CT

LAS VEGAS NV 89129-0415

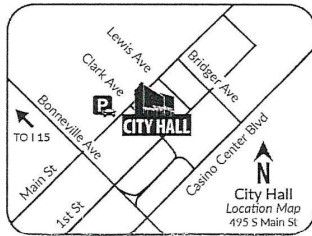
Items 25a-25c
P

7 LDCFN1 69129



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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

FEB 10 2025

Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov/planningcomments. To contact your Council Representative, please call (702) 229-6405.



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-VAR1 and 24-0631-TMP1

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

7 LACFNPI 89128

24-0631

13805410014

HYLAND JOHN P & STEPHANIE M

4117 HIGHLAND CASTLE CT

LAS VEGAS NV 89129-3663

Items 25a-25c

P



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).

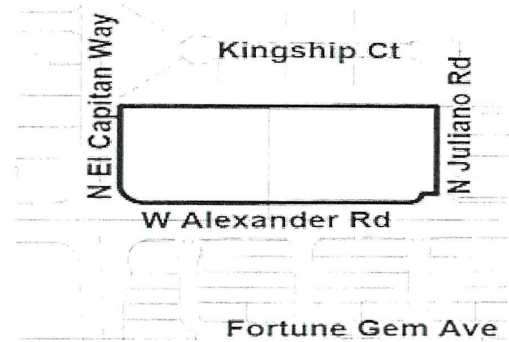
24-0631-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

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 housing units will bring down our home values! Sincerely, John + Stephanie Hyland

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 nd Fl. Las Vegas, Nevada

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.

Planning Comments

From: noreply@formstack.com
Sent: Monday, February 10, 2025 10:44 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



Formstack Submission For: Planning App Comments

Submitted at 02/10/25 10:43 PM

Meeting Date: Tuesday, February 11, 2025

Project Number: 24-0631

Position: I OPPOSE the project and all related applications.

Name: Ron Taylor

Residential or Business Address: 8712 Monarchy Court
Las Vegas, NV 89129

Phone: 17023259611

Email: rbtaylormd@cox.net

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

RECEIVED
FEB 11 2025
Dept of Planning
City of Las Vegas

Items 25a-25c

?

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.

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

RECEIVED

FEB 11 2025

Dept of Planning
City of Las Vegas

Planning Comments

From: noreply@formstack.com
Sent: Wednesday, February 5, 2025 3:18 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



RECEIVED

FEB 06 2025

Dept of Planning
City of Las Vegas

Formstack Submission For: Planning App Comments

Submitted at 02/05/25 3:17 PM

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

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Items 25a-25c
P