

TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

April 7, 2025

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, NV 89101

Re: Donald & Leon
Case: 25-0027
APN: 125-24-102-002
Abeyance Request

To whom it may concern:

Taney Engineering, on behalf of Summit Homes of Nevada, LLC, is requesting that our applications (25-0027-VAR1 & 25-0027-TMP1) be deferred from the upcoming April 8, 2025, Planning Commission meeting to the May 13, 2025, Planning Commission meeting. This deferral is sought to allow us the opportunity to address concerns about the site with Planning Commissioner Jennifer Taylor and submit revised plans to staff for review.

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

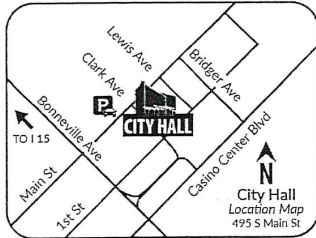
Emily Sidebottom, Project Coordinator
Taney Engineering

Submitted after final agenda

RECEIVED 04/07/25
04/08/25 PC
ITEMS 35a - 35c

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

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.

25-0027 and 25-0027-ZON1 and 25-0027-VAR1 and 25-0027-TMP1

Planning Commission Meeting of **04/08/2025**

35 BROFNP1 89131

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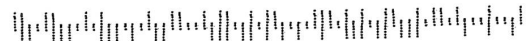
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APR 07 2025

Dept of Planning
City of Las Vegas

25-0027
12513410022
GIACOMINI MICHAEL P & ROSANNE
5601 RUSTIC VIEW CT
LAS VEGAS NV 89131

Item #35a-c
P



March 11, 2025

Robert Kingston
7100 Jeanette Street
Las Vegas, NV 89131
lastvegascowboy@gmail.com
(702) 934-3936

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APR 03 2025
Dept of Planning
City of Las Vegas

City of Las Vegas, Nevada Planning Commission
495 South Main Street
Las Vegas, NV 89101
VIA EMAIL: planning@lasvegasnevada.gov & zoning@clarkcountynv.gov
VIA FAX: (702) 464-7499

Dear City of Las Vegas Officials,

I have owned and resided at my primary residence at 7100 Jeanette Street in Las Vegas for about 29 years as the second owner. I am family friends with the previous owner, Peter Eaton, who was one of the first residents in the area who originally constructed and owned the property I call home. I believe Mr. Eaton owned approximately 10 acres of land bordered by Leon, Donald, Jeanette, and Elkhorn dating back into the 1970s over 50 years ago now. I have lived exclusively in the City of Las Vegas city limits since 1991 when I moved here to attend and graduate with a Bachelor's and Master's degree from the University of Nevada, Las Vegas. In addition, I have worked in local government from 1996-present with Clark County and currently the City of Henderson. I also owned and operated a licensed tavern business inside the city limits for over 8 years from 2014-2022 and performed as an entertainer as a second profession in the Las Vegas Valley area from 1996-present. For me to say that I have a vested history here with knowing many people in various industries and am proud of where I am from and the home where I have lived the past 29 years is an understatement.

I am writing to you today to vehemently oppose the three proposed planning/zoning changes below that were to be heard today, but now deferred to April 8, 2025 Planning Commission Meeting, as this development is immediately behind by 1+ acre home residential estate:

40. 25-0027 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: BRER RABBIT, LLC - For possible action on the following Land Use Entitlement project requests on 2.08 acres at the northeast corner of Donald Road and Leon Avenue (APN 125-24-102-002), Ward 6 (Brune). Staff recommends APPROVAL on 25-0027-ZON1. Staff recommends DENIAL on 25-0027 [VAR1 AND TMP1].

40a. 25-0027-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

40b. 25-0027-VAR1 - VARIANCE - TO ALLOW A NON-GATED PRIVATE STREET THAT DOES NOT CONFORM TO TITLE 19.04 DEVELOPMENT STANDARDS FOR STREET TERMINI, WIDTH AND CONNECTIVITY

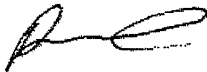
40c. 25-0027-TMP1 - TENTATIVE MAP - DONALD & LEON - FOR A PROPOSED 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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Our neighborhood is a quiet residence estates area that is surrounded by higher density single family residential. Our neighborhood streets are buffered from gated communities with access away from them and onto higher capacity streets as evidenced that Donald ends just beyond Jeanette on the east and at Leon on the west. Leon does not extend beyond Elkhorn on the north and Deer Springs on the south so with the higher density access restrictions put in place to avoid access to our neighborhood streets, our streets are quieter with less traffic, and much safer for our children to play on their bikes and our residents to ride their horses and walk their dogs. Note that variances have been previously granted omitting streetlights, curb, gutter, sidewalk, and lower standards of roadway construction because of the low traffic demand. Simply stated, our neighborhood streets are not as well lit so that we can enjoy the night sky and void of larger traffic volumes so that we can enjoy the more rural lifestyle that we sought and bough years ago with our homes. Adding higher density housing defeats the concept of planning and goes against the previously negotiated zoning in our neighborhood. This must be opposed to preserve our neighborhood, protect our residents and animals, preserve the more rural offsite improvements that would be more rapidly aged with larger traffic volumes, and preserve the property value that I have invested in and paid taxes on for 29 years now. I would support a density of ½ acre properties reducing the number of homes from 10 to 4 on the 2 acre lot, but will oppose anything greater than this to preserve our neighborhood.

Your understanding and support to oppose this proposed zoning and variance change is greatly appreciated. I plan on attending the meeting on April 8, 2025 and can be reached at the phone number or email at the top of page 1 if you have any questions or would like any further clarification or elaboration on my position in these matters.

Sincerely,



Robert Kingston
Adjacent resident

CC: City of Las Vegas Mayor Shelley Berkley
City of Las Vegas Ward 6 Councilwoman Nancy Brune
City of Las Vegas Community Development Director Seth Floyd

Planning Comments

From: noreply@formstack.com
Sent: Monday, April 7, 2025 2:14 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Received

APR 07 2025

City of Las Vegas
Department of Planning

Formstack Submission For: Planning App Comments
Submitted at 04/07/25 2:14 PM

Meeting Date: Tuesday, April 8, 2025

Project Number: 25-0027

Position: I OPPOSE the project and all related applications.

Name: Anita Perri

Residential or Business Address: 5625 Koda Ct.
Las Vegas, NV 89131

Phone: (702) 501-8420

Email: bridget4012@gmail.com

Comments: I am opposed to any 2 story homes, my home has approximately 32 feet of sliding windows with a beautiful view from Mt Charleston to south of Potosi Mt. If these 2 story homes are allowed to be built directly behind me, they will loom into my backyard and be very intrusive to my privacy. When Toll Brothers built to the west of me at Jones and Elkhorn & Leon their representative came to my home to view the sight line and impact their development would have on my views. As you can see from their development, they built single story homes almost exclusively on the east side of their development helping to lessen the impact. . Another issue that

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was considered was the fact of how high they would have to raise the site for drainage and sewer to work including the additional height to meet finished floor elevations. These are my concerns that would impact my privacy and views and respectfully request to disallow any 2-story development for this application and in particular behind my home.

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

Planning Comments

From: noreply@formstack.com
Sent: Tuesday, April 1, 2025 2:57 PM
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Formstack Submission For: Planning App Comments
Submitted at 04/01/25 2:57 PM

Meeting Date:	Tuesday, April 8, 2025
Project Number:	25-0027
Position:	I OPPOSE the project and all related applications.
Name:	Hector Santaella
Residential or Business Address:	5621 Quail Meadow Ct Las Vegas, NV 89131
Phone:	7028859107
Email:	hdsraptor@gmail.com
Comments:	<p>Subject: Opposition to Applications 25-0027-ZON1, 25-0027-VAR1, and 25-0027-TMP1</p> <p>Dear Planning Commissioners,</p> <p>I am writing to formally express my opposition to the proposed development referenced under Case No. 25-0027, which includes applications 25-0027-ZON1 (Rezoning), 25-0027-VAR1 (Variance), and 25-0027-TMP1 (Tentative Map). As a homeowner near Leon Avenue, I am deeply concerned about this project's negative impacts on our community's quality of life, safety, and infrastructure. The rezoning request from R-E to R-1 threatens to compromise the character and</p>

Item #35 a-Cp

integrity of our neighborhood. This area was not designed to support high-density residential development. The proposed 10-lot subdivision would result in significantly increased traffic and congestion, further straining Leon Avenue and Donald Road, which are not suitable for the additional volume.

Leon Avenue is currently facing heavy traffic due to increased detours, which has significantly affected my home life. As a homeowner with property adjacent to this corridor, my backyard relaxation and peace are frequently disturbed by the rise in vehicles—especially semi-trucks, bulldozers, and other construction equipment—which has escalated since a new home was recently built nearby. This is not a temporary issue; it is a daily disruption.

Additionally, the variance request for a non-gated private street that does not meet the Title 19.04 development standards raises significant safety and connectivity concerns. Reducing access or connectivity puts pressure on existing infrastructure and may impede emergency response.

In light of these concerns, I respectfully urge the Commission to deny the applications for Case No. 25-0027. I appreciate the chance to provide input and trust that the perspectives of current residents will be seriously considered in this decision-making process.

Sincerely,

Hector Santaella

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Planning Comments

From: noreply@formstack.com
Sent: Friday, April 4, 2025 7:25 AM
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Formstack Submission For: Planning App Comments
Submitted at 04/04/25 7:24 AM

Meeting Date: Tuesday, April 8, 2025

Project Number: 25-0027

Position: I OPPOSE the project and all related applications.

Name: Susan Haas

Residential or Business Address: 5601 Dorrell Ln
5601 Dorrell Ln
Las Vegas, NV 89131-2823

Phone: 17609201361

Email: susanpricehaas@gmail.com

Comments:

Our long established rural neighborhood is de facto close to 1 house per acre though zoned for 2. Please allow this density to remain in perpetuity. Please do not allow more than 2 houses per acre on this contiguous portion of Las Vegas. Please note on the parcel map that RE density is well established between Donald/Deer Springs/Jeanette/Leon and Dorrell/Deer Springs/Jeanette/Bradley. Please note even south of Deer Springs that rural density still exists. Please require the few undeveloped small parcels to remain RE so the neighborhood keeps its rural pace for the high density nearby residents to walk their dogs in peace. Thank you.

Items 35a-35c

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From: noreply@formstack.com
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Formstack Submission For: Planning App Comments
Submitted at 04/04/25 7:29 AM

Meeting Date: Tuesday, April 8, 2025

Project Number: 25-0027

Position: I OPPOSE the project and all related applications.

Name: Susan Haas

Residential or Business Address: 5601 Dorrell Ln
Las Vegas
Las Vegas, NV 89131-2823

Phone: 17609201361

Email: susanpricehaas@gmail.com

Comments:

Because I own 2 contiguous parcels I have 2 postcards. I and some others have 2 acres per house. Our long established rural neighborhood is de facto close to 1 house per acre though zoned for 2. Please allow this density to remain in perpetuity. Please do not allow more than 2 houses per acre on this contiguous portion of Las Vegas. Please note on the parcel map that RE density is well established between Donald/Deer Springs/Jeanette/Leon and Dorrell/Deer Springs/Jeanette/Bradley. Please note even south of Deer Springs that rural density still exists. Please require the few undeveloped small parcels to remain RE so the

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neighborhood keeps its rural pace for the high density nearby residents to walk their dogs in peace. Thank you.

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