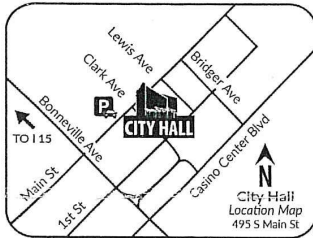


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495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
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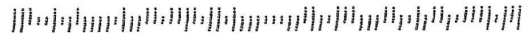
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Planning Commission Meeting of 03/11/2025

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25-0027

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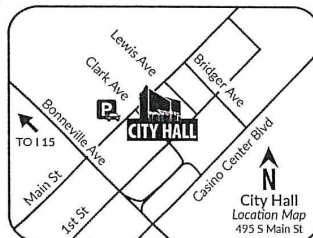
5625 KODA CT

LAS VEGAS NV 89131

Hems 40a-40c
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I SUPPORT
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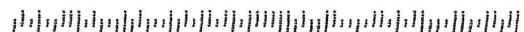
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25-0027

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TALLEN STEVEN & KRISTI

7120 SILVER PALACE ST

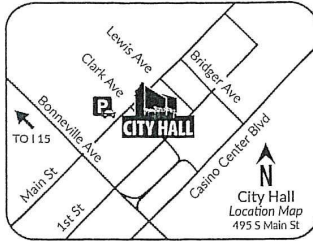
LAS VEGAS NV 89131

Submitted after final agenda

Hems 40a-40c
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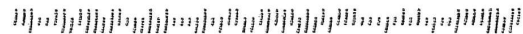
25-0027 and 25-0027-ZON1 and 25-0027-VAR1 and 25-0027-TMP1

Planning Commission Meeting of 03/11/2025

25-0027
12524104002
FONTE WILLIAM G & HEATHER R
5611 DONALD RD
LAS VEGAS NV 89131-2812

Hems 40a-40c
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891312812 0063



Application Information

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).

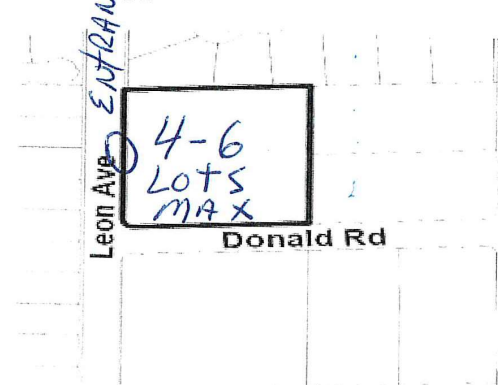
25-0027-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

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

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

1) 4-6 Lots MAX
2) ENTRANCE OFF LEON AVE ONLY

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: 03/11/2025
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

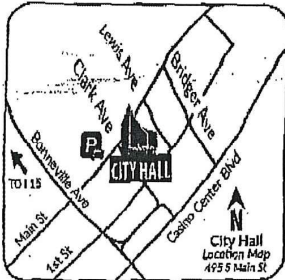
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 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.

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Planning Commission Meeting of 03/11/2025

25-0027

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Items 40a-40c
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8913132851 0063



Planning Comments

From: noreply@formstack.com
Sent: Wednesday, March 5, 2025 1:10 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments Submitted at 03/05/25 1:10 PM

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MAR 05 2025

Dept of Planning
City of Las Vegas

Meeting Date: Tuesday, March 11, 2025

Project Number: 25-0027

Position: I OPPOSE the project and all related applications.

Name: Tim Kelly

Residential or Business Address: 5631 Koda ct.
Las Vegas, NV 89131

Comments: The lot is zoned for R-E because it's intended to have minimal traffic or overcrowding. Ten single family homes on 2.08 acres doesn't appear to meet the definition. I'm all about growth and allowing developers to build, but please keep them within the zoning that was established prior to them purchasing the lot. It's not like they didn't know what it was zoned for when they purchased the property.

Thanks

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From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning App Comments
Submitted at 03/04/25 7:18 AM

Meeting Date: Tuesday, March 11, 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: (702) 839-2445

Email: susanpricehaas@gmail.com

Comments: I have 2 acres as do some of my neighbors, most properties are at least 1 acre. We are rural with dog/horse/family/elderly walkers enjoying the peaceful nature. Most of the higher density housing does not directly access our neighborhood. This Donald property would. 10 houses there will change the atmosphere and impact our traffic and cultural identity. Please retain RE for all future developments in our neighborhood. Thank you.

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From: noreply@formstack.com
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City of Las Vegas

Formstack Submission For: Planning App Comments Submitted at 03/03/25 9:02 PM

Meeting Date: Tuesday, March 11, 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: (702) 839-2445

Email: susanpricehaas@gmail.com

Comments: 10 houses on 2 acres in a neighborhood mostly 1 acre some 2 acre density is not welcome. Please keep our RE density. Thank you

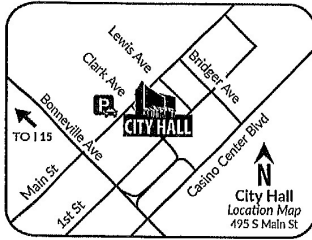
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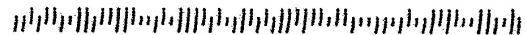
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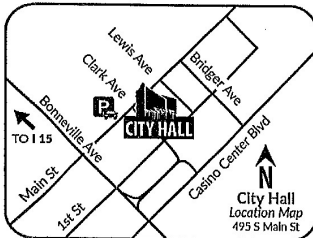
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BRENEMAN FAMILY TRUST
BRENEMAN JAMES M & NANCY TRS
5636 DORRELL LN
LAS VEGAS NV 89131-2820

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Planning Commission Meeting of 03/11/2025

Submitted At Meeting

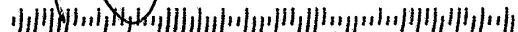
Date 3/11/25 Item 40

By: James Breneman

25-0027
12524111008
DEEL JASON L & BRITTNEE K
5637 KODA CT
LAS VEGAS NV 89130

[Handwritten signature: Jason Deel]
[Handwritten signature: Brittnee K]

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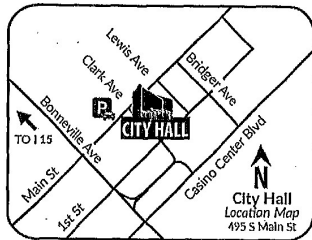


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25-0027

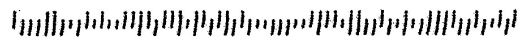
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HAYWOOD WALTER H JR & BERNICE L

5624 KODA CT

LAS VEGAS NV 89131

8913182810 COES



Submitted At Meeting

Date 3/11/25 Item 40

By: Walter Haywood