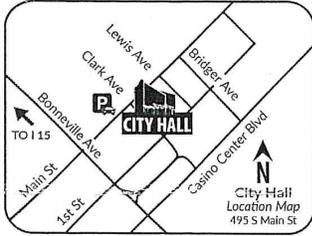


City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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. To contact your Council Representative, please call (702) 229-6405.

I SUPPORT this Request

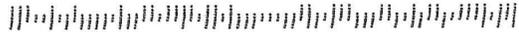
I OPPOSE this Request

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 03/11/2025

8913142810 0063



RECEIVED

MAR 10 2025

Dept of Planning
City of Las Vegas

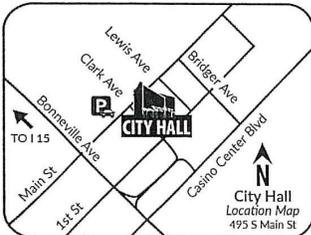
PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

25-0027
12524111010
PERRI ANITA LOUISE LIVING TRUST
PERRI ANITA LOUISE TRS
5625 KODA CT
LAS VEGAS NV 89131

*Hems 40a-40c
P*

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. To contact your Council Representative, please call (702) 229-6405.

I SUPPORT this Request

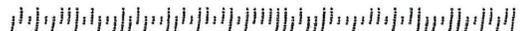
I OPPOSE this Request

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 03/11/2025

8913143092 0063



RECEIVED

MAR 10 2025

Dept of Planning
City of Las Vegas

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

25-0027
12524112086
TALLENT STEVEN & KRISTI
7120 SILVER PALACE ST
LAS VEGAS NV 89131

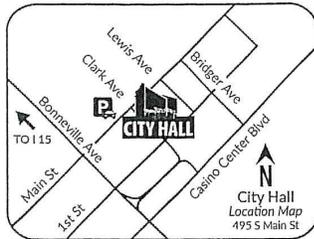
Submitted after final agenda

*Hems 40a-40c
P*

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

Return Service Requested
Official Notice of Public Hearing

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



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

RECEIVED
MAR 10 2025
Dept of Planning
City of Las Vegas

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. To contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

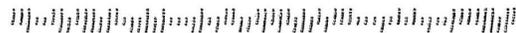
I OPPOSE
this Request

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 03/11/2025

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

*Hems 40a-40c
P*

85131#2812 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).

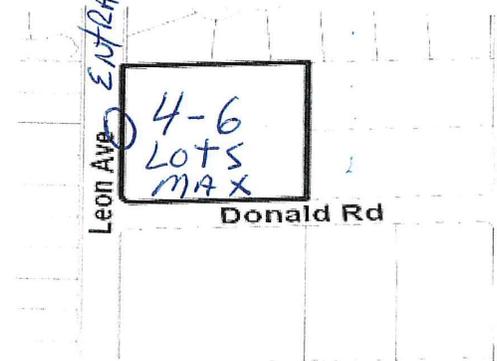
25-0027-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

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.

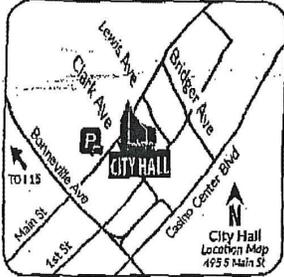
City of Las Vegas, Department of Community Development

495 South Main Street

Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



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

RECEIVED
MAR 04 2025

Dept of Planning
City of Las Vegas

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. To contact your Council Representative, please call (702) 229-6405.

25-0027
12524110004
MCCULLOUGH-FERRER DAWN MARIE LIV
MCCULLOUGH-FERRER DAWN MARIE
TRS
7158 PAINTED PARADISE ST
LAS VEGAS NV 89131-2851

I SUPPORT
this Request

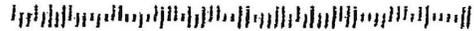
I OPPOSE
this Request

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 03/11/2025

Items 40a-40c
P

89131\$2851 0063



Planning Comments

From: noreply@formstack.com
Sent: Wednesday, March 5, 2025 1:10 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 03/05/25 1:10 PM

RECEIVED

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

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

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

Items 40a-40c
P

Planning Comments

From: noreply@formstack.com
Sent: Tuesday, March 4, 2025 7:18 AM
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

MAR 04 2025

Dept of Planning
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.

Items 40a-40c
P

Planning Comments

From: noreply@formstack.com
Sent: Monday, March 3, 2025 9:02 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
MAR 04 2025
Dept of Planning
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

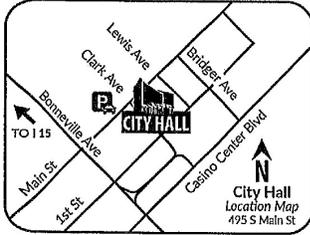
Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Items 40a-40c
P

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

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

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. To contact your Council Representative, please call (702) 229-6405.

25-0027
12524104005
BRENEMAN FAMILY TRUST
BRENEMAN JAMES M & NANCY TRS
5636 DORRELL LN
LAS VEGAS NV 89131-2820

I SUPPORT
this Request

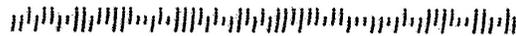
I OPPOSE
this Request

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 03/11/2025

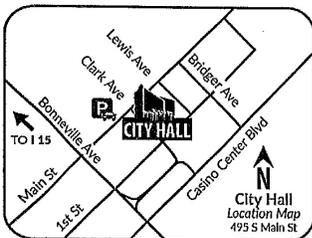
891312820 0063



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

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

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. To contact your Council Representative, please call (702) 229-6405.

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

I SUPPORT
this Request

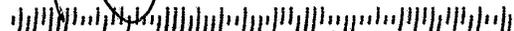
I OPPOSE
this Request

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 03/11/2025

891312810 0063



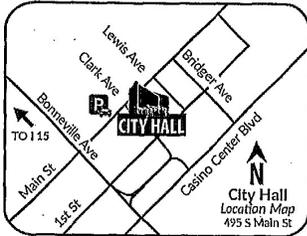
City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

LAS VEGAS NV 890

8 MAR 2025 PM 4 L

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

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. To contact your Council Representative, please call (702) 229-6405.

25-0027

12524111004

HAYWOOD WALTER H JR & BERNICE L

5624 KODA CT

LAS VEGAS NV 89131



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 03/11/2025

0010182010 C063



Submitted At Meeting

Date 3/11/25 Item 40

By: Walter Haywood