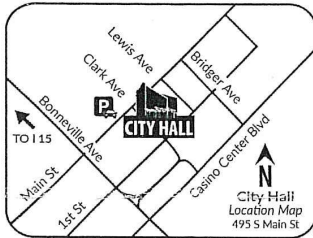


City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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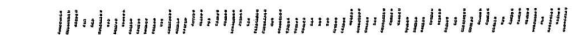
I OPPOSE  
this Request

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**

89131\$2810 C063



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25-0027

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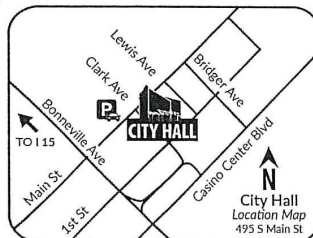
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LAS VEGAS NV 89131

Hems 40a-40c  
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City of Las Vegas, Department of Community Development  
495 South Main Street  
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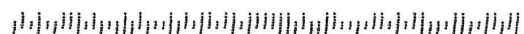
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Planning Commission Meeting of **03/11/2025**

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25-0027

12524112086

TALLEN STEVEN & KRISTI

7120 SILVER PALACE ST

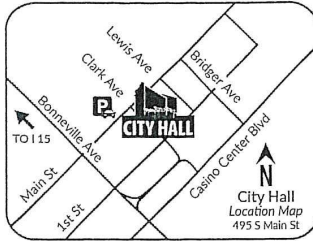
LAS VEGAS NV 89131

Submitted after final agenda

Hems 40a-40c  
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City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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this Request

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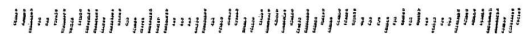
**25-0027 and 25-0027-ZON1 and 25-0027-VAR1 and 25-0027-TMP1**

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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**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).

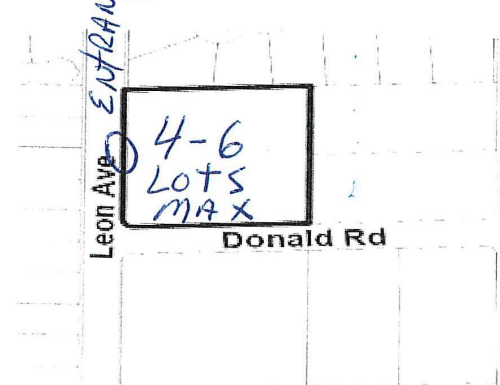
25-0027-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

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

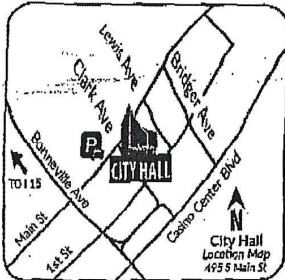
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495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

City of Las Vegas, Department of Community Development

495 South Main Street

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☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

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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

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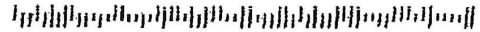
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Items 40a-40c  
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8913132851 0063





## 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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Planning Comments

**From:** noreply@formstack.com  
**Sent:** Tuesday, March 4, 2025 7:18 AM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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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  
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## Planning Comments

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

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### 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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Items 40a-40c  
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