



**LAS VEGAS
CITY COUNCIL**

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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



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November 15, 2023

Casey Ryan
Rainbow Creek LLC
3457 Lupine Bush Court
Las Vegas, Nevada 89135

**RE: 23-0466 [ZON1, VAR1 THRU VAR8, AND TMP1]
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 2.83 acres on the east side of Rainbow Boulevard, approximately 500 feet north of Azure Avenue (APN 125-26-101-004), Ward 6 (Brune).

23-0466-ZON1 - REZONING - FROM: R-3 (MEDIUM FAMILY RESIDENTIAL) TO: R-TH (SINGLE FAMILY ATTACHED)

23-0466-VAR1 - VARIANCE - TO ALLOW 59 PARKING SPACES WHERE 63 SPACES ARE REQUIRED

23-0466-VAR2 - VARIANCE - TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED, A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED, AND TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS

23-0466-VAR3 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 1)

23-0466-VAR4 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 2)

23-0466-VAR5 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 3)

23-0466-VAR6 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 4)

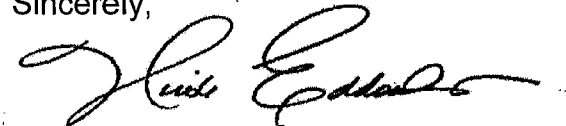
23-0466-VAR7 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 5)

23-0466-VAR8 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED TO THE FRONT GARAGE ENTRY (LOT 6)

23-0466-TMP1 - TENTATIVE MAP - RAINBOW CROSSING - FOR A 29-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION

This item is scheduled to be heard again at the **December 12, 2023** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Jeff Lesnick
Beazer Homes
2490 Paseo Verde Parkway Suite 120
Henderson, Nevada 89074

Darryl Lattimore
Actus
3283 East Warm Springs Road Suite 300
Las Vegas, Nevada 89120