



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA  
SUMMERS-ARMSTRONG

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

March 12, 2025

Kausar A. Chowdhry  
4160 South Pecos Road, Suite 10  
Las Vegas, Nevada 89121

**RE: 24-0631 [ZON1, VAR1, AND TMP1]  
PLANNING COMMISSION MEETING OF MARCH 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 11, 2025* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 3.93 acres at the northeast corner of Alexander Road and El Capitan Way (APNs 138-05-801-023 and 024), Ward 4 (Allen-Palenske).

**ABEYANCE - 24-0631-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)**

**ABEYANCE - 24-0631-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREET STANDARDS FOR PRIVATE STREET REQUIREMENTS AND STREET TERMINATIONS OTHER THAN AT INTERSECTIONS**

**ABEYANCE - 24-0631-TMP1 - TENTATIVE MAP - ALEXANDER & EL CAPITAN - FOR A PROPOSED 19-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS**

This item is scheduled to be heard again at the **April 8, 2025** 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:

Rick Barron  
Stone Land Holdings, LLC  
801 South Rancho Drive, Suite E-4  
Las Vegas, Nevada 89106

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