



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

March 12, 2025

Brer Rabbit, LLC  
7371 West Charleston, Suite 110  
Las Vegas, Nevada 89117

**RE: 25-0027 [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 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

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

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cc:

Andrew Acuna  
Summit Homes of Nevada, LLC  
3455 Cliff Shadows Parkway, Suite 290  
Las Vegas, Nevada 89129

Emily Sidebottom  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118