



**LAS VEGAS
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April 9, 2025

Isiah Linnell
Homes for Hopefuls
12020 Southern Highlands Parkway, #1249
Las Vegas, Nevada 89141

**RE: 25-0069-ZON1
PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on April 8, 2025 voted to recommend **APPROVAL** of the following Land Use Entitlement project request FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENCE ESTATES) on 0.96 acres on the west side of Rowland Avenue, approximately 1,200 feet north of Ann Road (APN 125-25-410-021), Ward 6 (Brune).

This item will be considered by the City Council on May 21, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Josh Harney
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102