



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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June 11, 2025

Mark Anthony Rua
Rainy Day Investments, LLC and DAF Holding, LLC
2350 Silver Beach Drive
Henderson, Nevada 89052

**RE: 25-0063 [ZON1, VAR1, VAR2, VAC1, AND TMP1]
PLANNING COMMISSION MEETING OF JUNE 10, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 10, 2025* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 5.28 acres generally located at the northwest corner of Rancho Drive and Jones Boulevard (APNs 138-11-502-003 and 138-12-110-049), Ward 5 (Summers-Armstrong).

ABEYANCE - 25-0063-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

ABEYANCE - 25-0063-VAR1 - VARIANCE - TO ALLOW PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREET STANDARDS FOR STREET TERMINI AND CONNECTIVITY RATIO

ABEYANCE - 25-0063-VAR2 - VARIANCE - TO ALLOW PROPOSED RETAINING AND PERIMETER WALLS THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT

ABEYANCE - 25-0063-VAC1 - VACATION - A PETITION TO VACATE PUBLIC RIGHT-OF-WAY AND PUBLIC DRAINAGE EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF RANCHO DRIVE AND JONES BOULEVARD ON THE WEST SIDE OF RANCHO DRIVE; AND A PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED ON THE WEST SIDE OF JONES BOULEVARD APPROXIMATELY 560 FEET SOUTH OF RANCHO DRIVE

ABEYANCE - 25-0063-TMP1 - TENTATIVE MAP - JONES RANCHO - FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This item is scheduled to be heard again at the July 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Paulo Chavez
Century Communities
6345 South Jones Boulevard, Suite #230
Las Vegas, Nevada 89118

Rusty Schaeffer
ACTUS
2383 East Warm Springs Road, Suite 300
Las Vegas, Nevada 89120