



**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

June 18, 2025

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

RE: 25-0027 [ZON1 AND TMP1]
CITY COUNCIL MEETING OF JUNE 18, 2025

Dear Applicant:

The City Council at a regular meeting held on *June 18, 2025* voted to **APPROVE** 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-TMP1 - TENTATIVE MAP - DONALD & LEON - FOR A PROPOSED 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following Added and Amended conditions:

25-0027-TMP1 ADDED AND AMENDED CONDITIONS

Planning

1. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per Urban Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Donald Road, Leon Avenue, and the public cul-de-sac for this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of permits or the recordation of a Final Map for this site, whichever may occur first.
2. All lots are limited to single-story dwelling units.
3. All landscape buffer trees on Donald Road shall have a minimum of 3" caliber diameter, measured 6" from above soil line.

4. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
5. Approval of Rezoning (25-0027-ZON1) shall be required, if approved.
6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Construct standard half-street improvements including appropriate transition and overpaving, and streetlights on Leon Avenue adjacent to this site concurrent with development of this site. Donald Road shall remain as-is to preserve the rural character of the road be constructed per standard 244.10 for rural improvements. All streetlighting is hereby deferred. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 50% of the City's bond estimate costs for all deferred improvements on Donald Road, Leon Avenue and the public cul-de-sac, unless a Variance is approved to reduce this amount. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. Grant a minimum 20-foot wide Public Sewer, Drainage and Pedestrian Access Easement to be privately maintained for the public sewer, drainage, and pedestrian path within Common Element "C". Easement shall be identified as a "Public Sewer, Drainage, and Pedestrian Easement" on the Final Map for this site.
10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
12. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

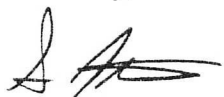
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

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

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