



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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cityoflasvegas
lasvegasnevada.gov

July 9, 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 JULY 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 8, 2025* voted to **TABLE** 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

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

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