



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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April 15, 2026

Levi Parker
Precedent Properties, LLC
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129

**RE: 26-0081 [GPA1, ZON1, VAR1, AND TMP1]
PLANNING COMMISSION MEETING OF APRIL 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 14, 2026* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 3.92 acres on the west side of Rainbow Boulevard, approximately 565 feet south of Lone Mountain Road (APNs Multiple), Ward 5 (Summers-Armstrong).

26-0081-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

26-0081-ZON1 - REZONING - FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] AND C-1 (LIMITED COMMERCIAL) TO: R-TH (SINGLE FAMILY ATTACHED)

26-0081-VAR1 - VARIANCE - TO ALLOW PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREETS STANDARDS FOR STREET TERMINI, CONNECTIVITY RATIO, AND SIDEWALKS

26-0081-TMP1 - TENTATIVE MAP - LONE MOUNTAIN & RAINBOW - FOR A PROPOSED 49-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

This item is scheduled to be heard again at the **May 12, 2026** 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:

Parker Sieck
Greystone Nevada, LLC
6385 South Rainbow Boulevard, Suite #300
Las Vegas, Nevada 89118

Rusty Schaeffer
Actus
3283 East Warm Springs Road, Suite 300
Las Vegas, Nevada 89120