

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
 this Request

☒

I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-29958 & SDR-29658

Planning Commission Meeting of 10/9/2008

RESORTED
 FIRST CLASS



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 SEP 26 2008
 MAILED FROM ZIP CODE 89101



13919110048
 SCHAFER TRUST
 4409 MOSSY ROCK CT
 LAS VEGAS NV 89108-2951

Case: VAR-29958

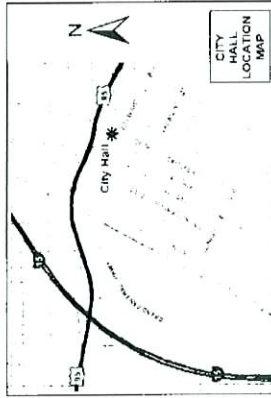
09/29/2008 06:58 FAX 7024076285



#26-27
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City of Las Vegas
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VAR-29958 & SDR-29658
Planning Commission Meeting of 10/9/2008



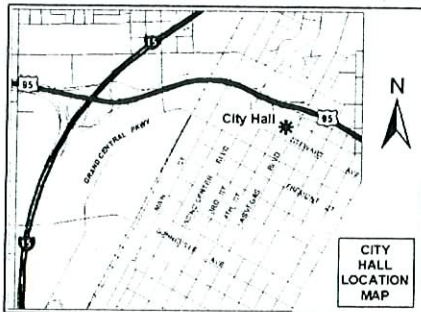
Case: VAR-29958
13813710069
NELSON JAMES H & NANCY R
2151 FULHAM ST
ROSEVILLE MN 55113-3814

5511349814 0006

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Planning Commission Meeting of 10/9/2008

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13919112003
SENDER DONALD E & HELEN
2308 VALLEY DR
LAS VEGAS NV 89108-2948

Case: VAR-29958

GAUGES 11 251025

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HUGHES WILLIAM J & SHIRLEY L
4329 EUGENE AVE
LAS VEGAS NV 89108-2815

Case: VAR-29958

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I keep hearing that we have a water shortage and restrictions when we can water In Las Vegas what I don't understand is why the Planning & Development Dept Keep giving permits to contractors to keep building track homes, especially where There are so many foreclosures in this state than any other, plus 3 story units does Not fit with 1 & 2 story homes

Maurice A Therriault
2720 Stargate Street
Las Vegas, NV 89108

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Case: VAR-29958
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2720 STARGATE ST
LAS VEGAS NV 89108-4061

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SEP 26 2008

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STONE MEADOW L L C
%K & S PARSONS
8054 LOTTIE AVE
LAS VEGAS NV 89149-4762

Case: VAR-29958

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Submitted after final agenda

Date

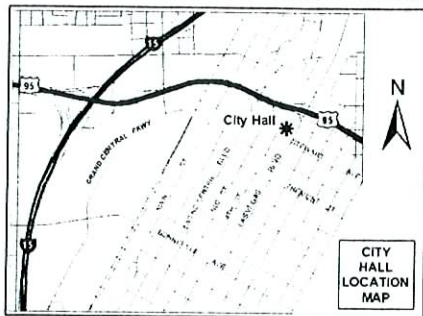
Item

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SEP 26 2008
THIRTY BOWLS



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JOPLIN DIANE C
2313 VALLEY DR
LAS VEGAS NV 89108-2941

Case: VAR-29958

GAUPE 11 29102

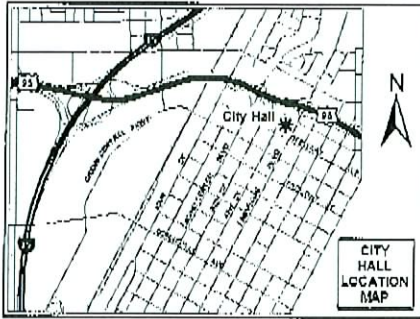


Submitted after final agenda

Date **P** Item **#26-27**

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AIRPORT VAULT RANCHO L L C
%COMMERCIAL SPECIALISTS
7674 W LAKE MEAD #104
LAS VEGAS NV 89128-8648

Case: VAR-29958



Submitted after final agenda

Date

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Item

#26-27

City of Las Vegas
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731 S. Fourth Street
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YOU ARE TRYING TO PUT
TOO MANY APARTMENTS IN
THIS AREA. WILL CAUSE SEVERE
HARDSHIP ON SURROUNDING
AREA, SERVICES, AND HOMEOWNERS
TO THE SOUTH AND WEST
OF THIS PROPERTY

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VAR-29958 & SDR-29658

Planning Commission Meeting of 10/9/2008

Case: VAR-29958
13813801029
SWARTZ RAY L & FRANCES
5000 JEAN AVE
LAS VEGAS NV 89108-3515

GAVEDS 11 25108

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Submitted after final agenda

Date

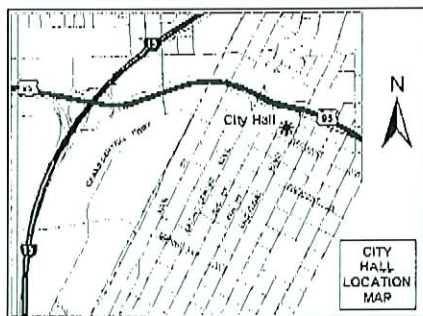
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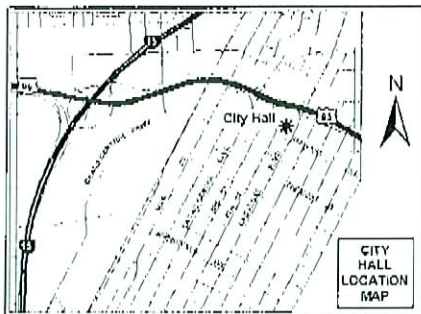
13813801045
VRANESH JOSEPH
1700 S 8TH ST
LAS VEGAS NV 89104-2845

Case VAR-29958

#26-27
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13813801046
BELL STEWART L
1700 S 8TH ST
LAS VEGAS NV 89104-2845

Case: VAR-29958

#26-27
A

FROM: Lorrie Residential Care Home

12 04 19 01 1 14 00 00 00 00

Diana C. Walthers

From: Flinn Fagg
Sent: Tuesday, November 18, 2008 9:02 AM
To: Diana C. Walthers
Subject: Neighborhood Meeting: SDR-29658

Start: 6:10pm
 Public: 1
 Applicant: 4
 Staff: P&D - 1; NS - 1; Metro -1; Ward 5 Liaison - 1 (Note: Councilman Barlow and Commissioner Goynes were also in attendance)

The applicant described their development experience, and briefly explained that 1/3 of the proposed project area will be devoted to apartments, and 2/3 will be devoted to condominiums.

The following questions and concerns were raised by the member of the public:

- There was a concern about traffic generated by the project impacting traffic on Decatur and Smoke Ranch; the applicant explained that a traffic study had already been completed, and there will be little impact to Decatur. The applicant also explained that the principal entrances to the project would be from Rancho.
- There was also concern about the existing driveway layout around the office/industrial uses; the applicant explained that the access driveway around the office uses would end in a cul-de-sac so as to prevent cut-through traffic.
- A question was raised as to the existing off-premise signs on the site; the applicant explained that the signs would be removed.
- There was a concern raised about the existing Budget Suites property to the south, and the fact that the applicant is constructing additional apartments in the area. The applicant indicated that the apartments would be on 6- and 12-month leases and would require deposits, unlike the Budget Suites facility.
- There was a concern raised about the lack of open space; the applicant explained that although they were not providing to full amount required by code, three separate recreation areas would be provided on site, and that they would pay \$160,000 towards park development on account of the shortage of open space.
- There was a question raised about the variances that were needed to develop the project as proposed; the applicant noted that they needed a variance for the open space, and a parking variance (approximately 40 parking spaces below that which is required by code).
- The applicant asked if the development would be gated; it was indicated that there would be walls around both the condominiums and the apartments.
- The representative from Metro raised concerns about lighting and safety; the representative from Neighborhood Services raised concerns about the homeowners association and maintenance of the property.

Flinn Fagg, AICP
 Planning Manager
 P: 702.229.4848
 F: 702.384.1397

Submitted after final agenda

11/18/2008

Date

Item

22