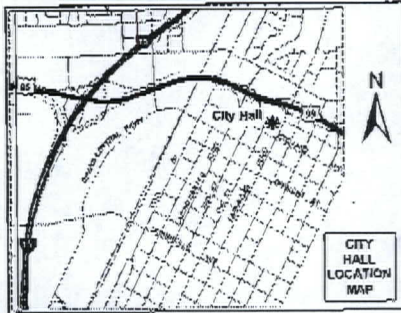


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**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 Department of Planning, Case Planning Division 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.

SDR-42682

Planning Commission Meeting of 9/13/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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SEP 01 2011
MAILED FROM ZIP CODE 89101



Case: SDR-42682
16205513001
GILLET Family Trust
GILLET TROY D & KATHRYNE L TRS
1207 STRONG DR
LAS VEGAS NV 89102-2100 89102-2100

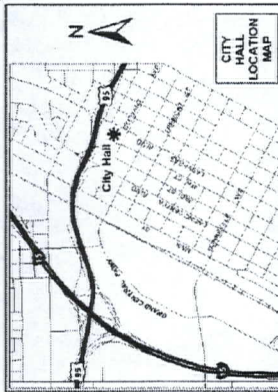
32 HRDFN11 89102





City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☒ I OPPOSE
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SDR-42682

Planning Commission Meeting of 9/13/2011

I AM OPPOSED TO
LANDSCAPE + BUFFER
WADIVERS.
I AM ALSO CONCERNED
THAT PARKING IS
SUFFICIENT.

Case: SDR-42682
16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100 89102-2100



32 HMDFN11 89102

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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this Request

☒ I OPPOSE
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Please use available blank space on card for your comments.

SDR-42682

Planning Commission Meeting of 9/13/2011

So do my

Neighbors



Case: SDR-42682
1E205513010
YAKOUBOFF BIJAN TRUST
YAKOUBOFF BIJAN TRS
2706 ASHBY AVE
LAS VEGAS NV 89102-2135 89102-2135



32 HRPFN11 93102

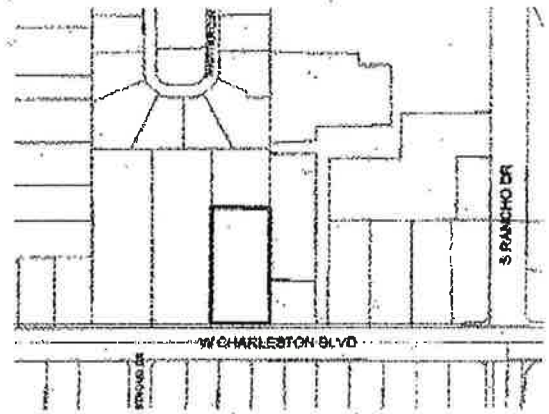
Application Information

SDR-42682 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EMERALD RE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20-FOOT TALL, 4,939 SQUARE-FOOT SINGLE-STORY OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 1.17 acres at 2400 West Charleston Boulevard (APN 139-32-802-026), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

MRS. TARKANIAN (WARD 1 COMM.)

I HAVE CONCERNS W/ "0" LOT SEPARATION (PROP. LINES) ON NORTH PERIMETER WHERE 8' IS REQUIRED! LOOKING OUT FOR MY RESIDENTIAL NEIGHBORS! IF NO RESIDENTIAL ON WEST OR NORTH SIDES DISREGARD! THX!

Application Location



The proposed project may not pertain to the entire highlighted project site.

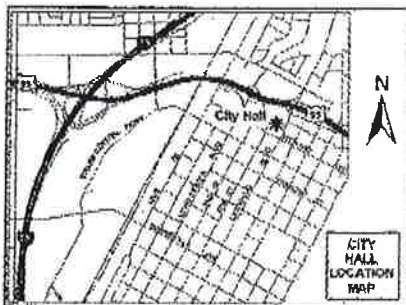
Public Hearing Information

Meeting: Planning Commission
Date: September 13, 2011
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD-386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-42682

Planning Commission Meeting of 9/13/2011

PRESORTED
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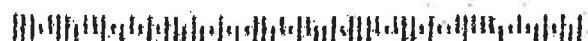


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16205512017 Case: SDR-42682
 CAVARETTA JOSEPH & GILDA D
 1127 CAHLAN DR
 LAS VEGAS NV 89102-2113 89102-2113

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308

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

SDR-42682

Please use available blank space on card for your comments.
Planning Commission Meeting of 9/13/2011

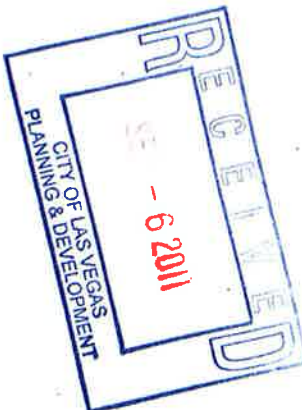
2011 SEP 03 10:11 AM

PRESORTED
FIRST CLASS



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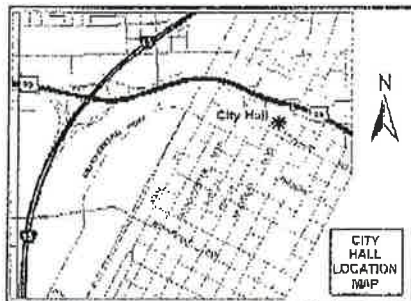
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13932810011 Case: SDR-42682
ZIPF NEVADA MANAGEMENT L.L.C.
%D & C ZIPF, MGRS
828 TROTTER CIR
LAS VEGAS NV 89107-4501 89107-4501

City of Las Vegas
Department of Planning
Development Services Center
33 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

No Waivers

Please use available blank space on card for your comments.

DR-42682

Planning Commission Meeting of 9/13/2011

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FIRST CLASS



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MAILED FROM ZIP CODE 89101



Case: SDR-42682
16204117003
RANCHO COURTYARD L.L.C.
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259 89102-2259

32 42682 1 1 09102



City of Las Vegas
Department of Planning
Development Services Center
33 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

DR-42682

Planning Commission Meeting of 9/13/2011

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MAILED FROM ZIP CODE 89101



Case: SDR-42682
16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259 89102-2259

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2P*

32 42682 1 1 09102



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☒

I SUPPORT
this Request

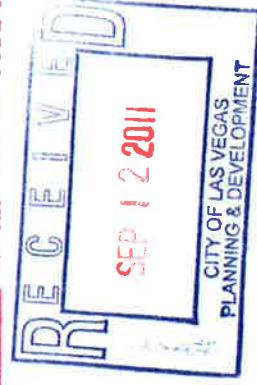
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I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-42682

Planning Commission Meeting of 9/13/2011



13932801009
LOX OF BAGELS CORPORATION
11801 PRESTWICK RD
POTOMAC MD 20854-3631

Case: SDR-42682

2 SEP 14 1 20 55 PM



30A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments. *see back*

SDR-42682

Planning Commission Meeting of 9/13/2011

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MAILED FROM ZIP CODE 89101
SEP 01 2011



Case: SDR-42682
16205510028
PORTER TAD & MARY ANNE TRUST
PORTER MARY ANNE TRS
2601 ASHBY AVE
LAS VEGAS NV 89102-2101 89102-2101

32 HREFN11 68102



Application Information

SDR-42682 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EMERALD RE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20-FOOT TALL, 4,939 SQUARE-FOOT SINGLE-STORY OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 1.17 acres at 2400 West Charleston Boulevard (APN 139-32-802-026), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

aren't there enough vacant medical offices on both sides of W. Char. from Rancho to Valley View?

Application Location



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Public Hearing Information

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Time: 6:00 P.M.
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