

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
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VAR-66443 and SUP-66444 [PRJ-66309]

Planning Commission Meeting of 10/11/2016

127 HRFNFP1 89149

NO! TO VAR 66443
NO! TO SUP 66444

NO! TO ORIENTATION
NO! TO LANDSCAPE
VARIANCES!

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12519210025 Case: VAR-66443, SUP-66444
MERRITT RUSSELL W & THERESA L
9812 GUIDING LIGHT AVE
LAS VEGAS NV 89149

Submitted after final agenda

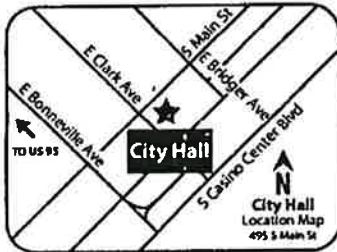
Date 10/10/16 Item

80-81P

City of Las Vegas
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Planning Commission Meeting of 10/11/2016

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City of Las Vegas
Dept. of Planning

12519311037 Case: VAR-66443, SUP-66444
TODD SARA ANN
6671 CONQUISTADOR ST
LAS VEGAS NV 89149



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Planning Commission Meeting of 10/11/2016

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City of Las Vegas
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Case: VAR-66443, SUP-66444
 12519311001
 VICTORIANO MARINIE GARAYGAY & RO
 6725 BRISTLE FALLS ST
 LAS VEGAS NV 89149

127 HRCFNP1 65143

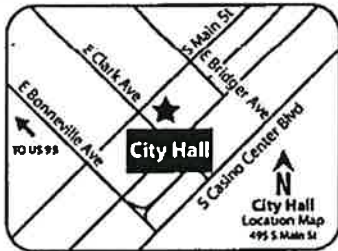


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VAR-66443 and SUP-66444 [PRJ-66309]

Planning Commission Meeting of 10/11/2016

Case: VAR-66443, SUP-66444
12519212009
SHANNON MICHAEL A & LORI L
6912 HOPI SUMMIT CT
LAS VEGAS NV 89149

127 HRDFNP1 89149

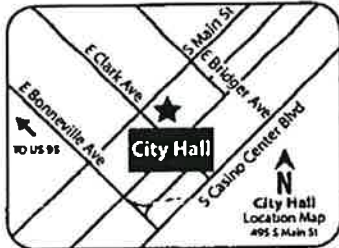


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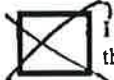
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Planning Commission Meeting of 10/11/2016

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**City of Las Vegas
Dept. of Planning**

Case: VAR-66443, SUP-66444
12519212001
LEONE JOSEPH L III & BERNADETTE
6985 HOPI SUMMIT CT
LAS VEGAS NV 89149

127 HRFNFI 89149



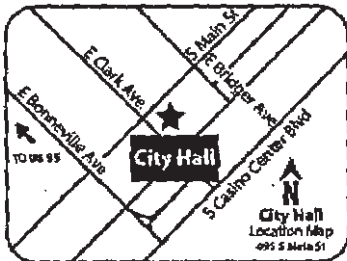
Submitted after final agenda

Date 10/10/16 Item

80-81A

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VAR-66443 and SUP-66444 [PRJ-66309]

Planning Commission Meeting of 10/11/2016

127 HROFNP1 89149



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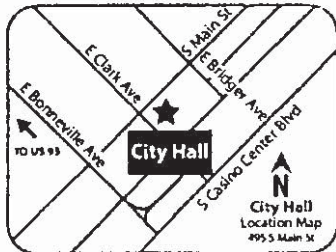
Case: VAR-66443, SUP-66444
12624701005
LIU REX FELIX
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

18-19P

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VAR-66443 and SUP-66444 [PRJ-66309]

Planning Commission Meeting of 10/11/2016

127 HROFNP1 89149

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City of Las Vegas
Dept. of Planning

Case: VAR-66443, SUP-66444
12519311022
MOSLEY PHILIP A & KELLI L
6797 CONQUISTADOR ST
LAS VEGAS NV 89149

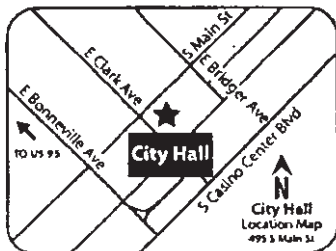


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Planning Commission Meeting of 10/11/2016

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**City of Las Vegas
Dept. of Planning**

Case: VAR-66443, SUP-66444
12519310008
POLANCO NOE
ORTEGA-POLANCO MARIA
6741 BRISTLE FALLS ST
LAS VEGAS NV 89149

127 HRFNFI 89149

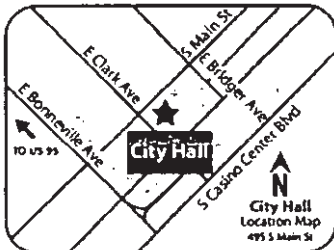


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**City of Las Vegas
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Case: VAR-66443, SUP-66444
12519210022
JOHNSON DEAN & SAMANTHA
6911 WINTER RAIN ST
LAS VEGAS NV 89249

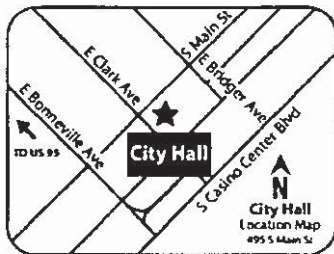


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Planning Commission Meeting of 10/11/2016

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City of Las Vegas
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Case: VAR-66443, SUP-66444
12519210036
SMITH DOUGLAS L & KAREN
6923 WINTER RAIN ST
LAS VEGAS NV 89149

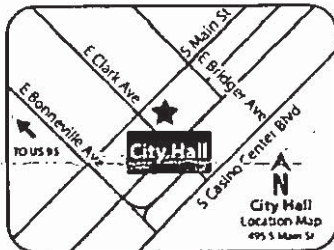


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Planning Commission Meeting of 10/11/2016

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**City of Las Vegas
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Case: VAR-66443, SUP-66444
12519210086
KUTILEK ROSE
ROGERS JENNIFER M
9801 YELLOW SHADOW AVE
LAS VEGAS NV 89149

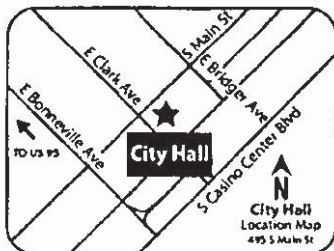


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VAR-66443 and SUP-66444 [PRJ-66309]

Planning Commission Meeting of 10/11/2016

Case: VAR-66443, SUP-66444
12519301010
NELSON JERRY E & NANCY R
39842 N SAND CREST DR
TUSCON AZ 85739

4 HRCFNP1 65739



18-19A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, October 11, 2016 12:40 AM
To: Planning Comments
Subject: Planning Application Comments Form

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OCT 12 2016

City of Las Vegas
Dept. of Planning

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Formstack Submission for form Planning Application Comments Form

Submitted at 10/11/16 12:39 AM

Planning Application Number:	PRJ-66309	VAP-66443 SUP-66444 SUP-66445 SUP-66446
Position:	I Oppose	
Name:	Adam Shepherd	SDR-66447
Residential or Business Address:	6797 Bristle Falls St Las Vegas, NV 89149	
Phone:	(702) 759-2203	
Email:	theelfprincess@hotmail.com	

Comments:	My first concern is that they only provided a plan for 2 of the 3 lots adjacent to the Bristle Falls community. Without knowing what they intend to do with all 3 lots, it would be unfair to the residents of the community to allow these plans to go forward. They will eventually want to do something with that lot, and may end up forcing an undesirable plan for the 3rd lot because they have no other choice of what will fit in that lot. My second concern is the orientation and height for the shopping center itself. Many of us in the community have a unique feature of a rooftop deck. The proposed layout would severely (and in some cases completely) obstruct our scenic views of the mountains to the west. I myself have already lost my East/Southeast views due to my lot having to be dug deeper than planned. Allowing this height and orientation would be costly to the value of the home I just purchased. Also my concern with a proposed grocery store at that orientation would create a smell in the neighborhood due to the rotting food and trash that stores of this type produce. I have lived near and worked in such stores and can tell you the smell is very unpleasant as well as a potential health hazard due to unwanted pests and animals. All of these things would add to the devaluation of our neighborhood. My third concern has to do with the proposed businesses for the shopping center. I'll start with the bar/tavern/gaming establishment. The first part has to do with how close the establishment would be to Centennial HS and Escobedo MS. The establishment would be less than 1/4 mile from the High School and about 1/2 mile from the Middle School, and essentially on the same street, as once Inyo/Echelon Point is connected and completed. The second concern with this establishment is the fact that it would more than likely bring an increase in crime and a possibility of an increase in danger to children walking to and from school due to drunk drivers. It could also allow extra unwanted access to alcohol and exposure to gaming that some parents may not be comfortable with. The other business I am
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concerned with is the proposed carwash. My first concern is that it will waste more valley water. There is a carwash 1 mile down Deer Springs Way if people need to wash their cars, we don't need a second water waster in the area. My second concern is the direction of exit. I believe that this will cause a dangerous situation with traffic if it is allowed to exit on or toward the street. A car wash will also cause poor traffic flow in the shopping area, causing a potentially dangerous situation.

My fourth concern has to do with the proposed 3 curb cuts on Deer Springs Way. A great many children must walk this way to school everyday. Currently there is only 1 controlled crosswalk, which is across the east/west crossing on the south side of the intersection of Hualapai and Deer Springs Way. That means children would now have to walk thru 3 more uncontrolled crossings between Grand Canyon and Hualapai, adding to the fact that Grand Canyon is also not a controlled crosswalk. I have already witnessed a few near misses with children walking to and from school down Deer Springs with people not watching and speeding down the street. I am also concerned that these curb cuts will add much more traffic and noise to the area. Deer Springs is a feeder street, with these proposed curb cuts, it would inevitably make it as busy or busier then a main arterial, which is what Hualapai is considered to be.

My fifth concern has to do with traffic in general. The main concern is the safety of children (including my own) walking to and from school. When I put the deposit on my lot, most of those lots were still listed as residential. It was close to the school, and with little commercial in the way, I figured that my children would be fine walking to and from school. With the heavy amount of commercial they are proposing, it make the walk extremely more dangerous due to the heavy increase in traffic. A perfect example of the horrible traffic would be the shopping center at Durango and Elkhorn. The traffic there is extremely dangerous due to the lack of controls on the exits as well as lack of controls on surrounding streets, on top of the fact that everyone can only exit turning right, which causes excessive traffic even IN the shopping center. Drivers will get impatient and not pay attention, possibly putting lives in danger.

In finishing, I have paid attention to what the developer of these lots has been proposing since wanting and getting them changed from residential to commercial. They got them all changed to C-1 to make it a combined shopping center, and yet have not laid out plans for all 3 parcels, which leads me to believe that they are trying to attempt to game the system to put in place something the area residents will not be able to object to by only planning out 2 parcels. I believe they are withholding information valuable to the residents and commission itself. I also believe that their planned business will have little to no value to the area residents as there is already for instance several gaming taverns, liquor stores, grocery stores, and gas stations within 2 miles of the area at Centennial Center, Montecito Marketplace, and Montecito Center, not to mention all of the other shopping, food service, etc on Durango Drive between 215 and US 95.

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