

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-48469

Planning Commission Meeting of 4/9/2013

PRESORTED
FIRST CLASS



RECEIVED

APR 04 2013

City of Las Vegas
Department of Planning

Case: SDR-48469
16412515104
FERNANDEZ EARL & DEBBIE
10941 LAKESHORE DR
CLEARLAKE CA 95422-9724 95422-9724

2 BROFNNP 95422



ZIP

Application Information

**SDR-48469 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MSP-48470 - PUBLIC HEARING -
APPLICANT/OWNER: SH NORTHEAST LAND COMPANY,
LLC** - For possible action on a request for a Site Development Plan
Review FOR A PROPOSED 219,100 SQUARE-FOOT SHOPPING
CENTER WITH A WAIVER TO ALLOW A ZERO-FOOT
PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF
THE WEST AND SOUTH PROPERTY LINES WHERE EIGHT
FEET IS REQUIRED on 18.11 acres adjacent to the north side of
Sahara Avenue, approximately 220 feet east of Hualapai Way (APN
163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

*Before I could approve this, I must have
More specifics in laymans terms!
No WALMART P-L-E-A-S-E!! We
already have enough of them -!
A response would be very acceptable!*

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 Rezoning 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>.

Thank you! 😊 Have a sparkling day! Miss Jones

City of Las Vegas
Department of Planning
Development Services Center
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☐ I SUPPORT
this Request

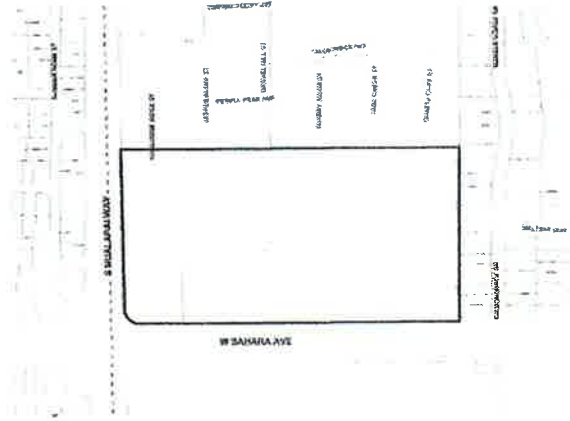
☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-48469

Planning Commission Meeting of 4/9/2013

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 09, 2013
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

ESORTED
ST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
\$ 00.43³
MAR 28 2013
MAILED FROM ZIP CODE 89101

*See over for my
Comments!*

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APR 04 2013

City of Las Vegas
Department of Planning

Case: SDR-48469

16306320019
DOWNS PATRICIA A
2052 TURQUOISE RIDGE ST #106
LAS VEGAS NV 89117-6933 89117-6933

21
P



Application Information

SDR-48469 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MSP-48470 - PUBLIC HEARING - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 219,100 SQUARE-FOOT SHOPPING CENTER WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

NO WAIVER — NO ZERO FOOT PERIMETER — CONTINUE LANDSCAPE BUFFER EIGHT FEET REQUIRED !!

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
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I OPPOSE
this Request

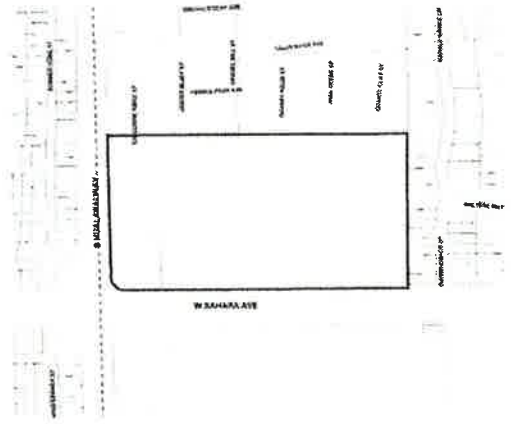
Please use available blank space on card for your comments.

SDR-48469

Planning Commission Meeting of 4/9/2013

18 BROFMP 89117

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 09, 2013
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada



RECEIVED

APR 03 2013

City of Las Vegas
Department of Planning

Case: SDR-48469
16306320047
HERROD NANCY A REVOCABLE FAM TR
HERROD NANCY A TRS
2000 JASPER BLUFF ST #104
LAS VEGAS NV 89117-6936 89117-6936

21p

City of Las Vegas
Apr. 3. 2013 5:14AM
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

No. 8176 P. 1

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Official Notice of Public Hearing



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I SUPPORT
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I OPPOSE
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SDR-48469

Planning Commission Meeting of 4/9/2013

POSTED
11 51 CLASS



UNITED STATES POSTAGE
02 1M
\$ 00.43
702 385 7268
MAILED FROM ZIP CODE 89101

16306414007 Case: SDR-48469
LOPRESTI SALVATORE M
2317 DIAMONDBACK DR
LAS VEGAS NV 89117-5935 89117-5935

10 SEPTEMBER 2013



AFTER REVIEWING THE APPLICATION LOCATION
RELATED TO SDR 48469 TO ALLOW SUCH A LARGE
SHOPPING CENTER WITH A ZERO FOOT LANDSCAPE
BUFFER IN A RESIDENTIAL AREA I DO NOT
BELIEVE THIS IS APPROPRIATE IN A RESIDENTIAL
AREA.

RECEIVED

APR 02 2013

City of Las Vegas
Department of Planning

THANK YOU
Salvatore Lopresti
Janice Lopresti
Frances Lopresti

4-2-13

21
P

City of Las Vegas
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 Las Vegas, Nevada 89106

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☒ I OPPOSE
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SDR-48469

Planning Commission Meeting of 4/9/2013

16306418039
 RATZ DAVID
 P O BOX 80265
 LAS VEGAS NV 89180-0265
 Case: SDR-48469

WILL BE TO CLOSE TO MY WINDOW
 AS I AM THE LAST UNIT IN THE COMPLEX
 NOT ACCEPTABLE
 SO PROBLEM ASSIGNED
 C. RATZ

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APR 02 2013

City of Las Vegas
 Department of Planning

21
 P

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-48469

Planning Commission Meeting of 4/9/2013

55 BROFNM 69135

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11 1ST CLASS



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MAR 28 2013
MAILED FROM ZIP CODE 89104

16401816051
FELICIANO ALBERT Z
2429 TOMS RIVER ST
LAS VEGAS NV 89135-1155 89135-1155

Case:SDR48469

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APR 02 2013

City of Las Vegas
Department of Planning

21
P

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

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SDR-48469

Planning Commission Meeting of 4/9/2013

16 BROF41P 89117

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.

☐

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SDR-48469

Planning Commission Meeting of 4/9/2013

16 BROF41P 89117

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☐

I SUPPORT
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I OPPOSE
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SDR-48469

Planning Commission Meeting of 4/9/2013

36 BROF41P 89135

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FIRST CLASS



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FOREVER
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0004279218
\$ 00.43³
MAR 28 2013
MAILED FROM ZIP CODE 89101

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SDR-48469
16412513045
CARRELL LOUISE
1904 PLACID RAVINE ST
LAS VEGAS NV 89117-5961 89117-5961

I also own 1900 PLACID
RAVINE
And VOTE NO



RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SDR-48469
16306411019
IANNONE LOUIS G
STOIKA SANDRA
2108 LOGGERHEAD RD
LAS VEGAS NV 89117-5958 89117-5958



RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SDR-48469
16412515100
EMRICH GARY & CHRISTINE
3053 CARBONDALE ST
LAS VEGAS NV 89135-2111 89135-2111

21
3P



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SDR-48469

Planning Commission Meeting of 4/9/2013

16412515014

Case: SDR-48469

EMRICH GARY & CHRISTINE
3053 CARBANDALE ST

LAS VEGAS NV 89135-2111 89135-2111

891352111 R002



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APR 03 2013

City of Las Vegas
Department of Planning

21
P

ZIP
182

Application Information

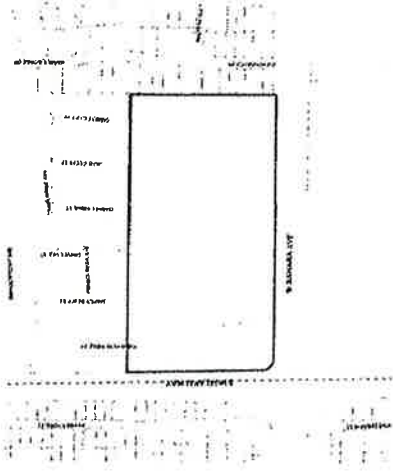
SDR-48469 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MSP-48470 - PUBLIC HEARING - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 219,100 SQUARE-FOOT SHOPPING CENTER WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

No to MSP-48470

No to SDR-48469

No to zero foot perimeter

Application Location



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

Public Hearing Information

Meeting: Planning Commission

Date: April 09, 2013

Time: 6:00 P.M.

Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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APR 03 2013

City of Las Vegas
Department of Planning

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Department of Planning
Development Services Center
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☐

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I OPPOSE
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SDR-48469

Planning Commission Meeting of 4/9/2013

16 APR 2013 09:11:17

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

SDR-48469

Planning Commission Meeting of 4/9/2013

30 APR 2013 09:08

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
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I OPPOSE
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SDR-48469

Planning Commission Meeting of 4/9/2013

16 APR 2013 09:11:17

RESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
\$ 00.43³
MAR 28 2013
MAILED FROM ZIP CODE 89101

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APR 03 2013

City of Las Vegas
Department of Planning

Case: SDR-48469
16306321033
SAHAGUN JOAN S
2053 QUARRY RIDGE ST #202
LAS VEGAS NV 89117-6984 89117-6984



Case: SDR-48469
16306418045
CASCIO CHRIS A
4051 AIDAN CIR
CARLSBAD CA 92008-3592 92008-3592



Case: SDR-48469
16306410026
NELSON FAMILY LIVING TRUST
NELSON JAMES TRS
2208 MARBLE GORGE DR
LAS VEGAS NV 89117-5953 89117-5953

21
3P



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

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SDR-48469

Planning Commission Meeting of 4/9/2013

RECEIVED

APR 03 2013

City of Las Vegas
Department of Planning

16306414007

Case: SDR-48469

LOPRESTI SALVATORE M

2317 DIAMONDBACK DR

LAS VEGAS NV 89117-5935 89117-5935

16 APR 03 2013



AFTER REVIEWING THE APPLICATION LOCATION
RELATES TO SDR 48469 TO ALLOW SUCH A LARGE
SHOPPING CENTER WITH A ZERO FOOT LANDSCAPE
BUFFER IN A RESIDENTIAL AREA I DO NOT
BELIEVE THIS IS APPROPRIATE IN A RESIDENTIAL
AREA.

THANK YOU
Salvatore Lopresti
Janice Lopresti
Frances Lopresti

4-2-13

21P

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-48469

Planning Commission Meeting of 4/9/2013

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UNITED STATES POSTAGE
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MAR 28 2013
MAILED FROM ZIP CODE 89101

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APR 03 2013

City of Las Vegas
Department of Planning

Case: SDR-48469
16306417084
CHERNEY PAMELA F TRUST
CHERNEY PAMELA F TRS
2053 GRAVEL HILL ST #105
LAS VEGAS NV 89117-5979 89117-5979

16306417084



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I SUPPORT
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I OPPOSE
this Request

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SDR-48469

Planning Commission Meeting of 4/9/2013

Case: SDR-48469
16306318012
DIBIAS ROBERT L SEPARATE PPTY TR
BHERK LOUISE G TRUST
3830 OCEAN BIRCH DR
CORONA DEL MAR CA 92625-1244 92625

16306318012



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I OPPOSE
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SDR-48469

Planning Commission Meeting of 4/9/2013

Case: SDR-48469
16412515086
WHITE MARK D
PESCECETTO JOSEF P
10242 COUNTRY FLATS LN
LAS VEGAS NV 89135-2315 89135-2315

16412515086



21
3P

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

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☐

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☒

I OPPOSE
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SDR-48469

Planning Commission Meeting of 4/9/2013

34 BRDFNMP 60633



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APR 8 2013

City of Las Vegas
Dept of Planning

Case: SDR-48469
16306321028
ALOIA RENALDO G & LYNETTE
12639 S SAGINAW AVE
CHICAGO IL 60633-1121 60633-1121

#21p



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

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SDR-48469

Planning Commission Meeting of 4/9/2013

ESORTED
ST CLASS



UNITED STATES POSTAGE
METREY BOWES
02 1M
0004279218
\$ 00.43³
MAR 28 2013
MAILED FROM ZIP CODE 89101

I support a shopping center with shops, restaurants, bank, etc.
NOT A WALMART!!
If Walmart is the tenant, then I oppose the request.

RECEIVED

APR 03 2013

City of Las Vegas
Department of Planning

16306417022
GRETZINGER CAROYLN L
2152 TURQUOISE RIDGE ST #102
LAS VEGAS NV 89117-5972 89117-5972

Carolyn Gretzinger

16 APR 03 2013



21
A