

*LAS Consulting*  
*1930 Village Center Circle 3 #577*  
*Las Vegas, NV. 89134*  
*(702) 499-6469-cell*  
*(702) 946-0857*

August 21, 2023

Ms. Brenda Perez, Planner  
Comprehensive Planning Department  
City of Las Vegas  
495 S Main St  
Las Vegas, NV 89101

RE: 23-0371-SDR1 and 23-0371-SUP1

Dear Ms. Perez:

Please accept this as our request to hold the above referenced items from the September 12<sup>th</sup> Planning Commission meeting until the October 10<sup>th</sup> Planning commission meeting. We would like additional time to work with public works regarding the queuing for the school. Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart

Submitted after final agenda

**ITEM 32a-b**  
**RECEIVED**  
**08/22/2023**

## Application Information

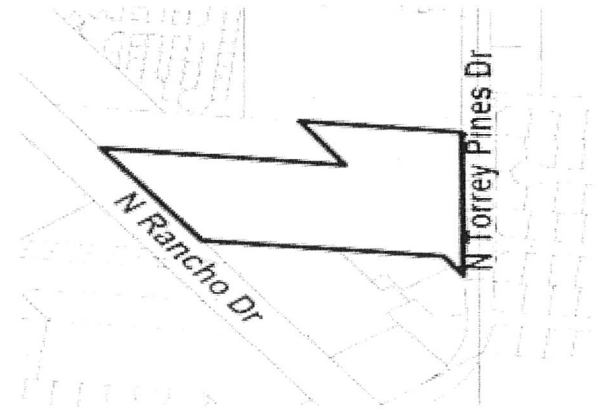
23-0371 - PUBLIC HEARING - APPLICANT/OWNER: RED HOOK RANCHO, LLC - For possible action on the following Land Use Entitlement project requests on 6.42 acres at 4624-4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

23-0371-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE [CHARTER SCHOOL]

23-0371-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-16503) FOR THE ADDITION OF A PROPOSED TWO-STORY, 16,690 SQUARE-FOOT HIGH SCHOOL BUILDING, SIX MODULAR BUILDINGS TOTALING 7,680 SQUARE FEET AND OUTDOOR RECREATION AREAS TO AN EXISTING 20,681 SQUARE-FOOT PUBLIC PRIMARY SCHOOL DEVELOPMENT WITH A WAIVER OF TITLE 19.08 COMMERCIAL DEVELOPMENT STANDARDS

Where Will All  
The Cars Park!?

## Application Location



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

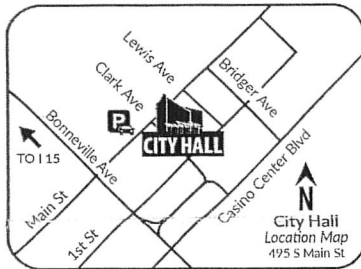
## Public Hearing Information

Meeting: Planning Commission  
Date: 09/12/2023  
Time: 6:00 PM  
Location: Council Chambers  
495 South Main St, 2nd Fl.  
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 Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. 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 more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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Official Notice of Public Hearing



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I SUPPORT  
this Request



I OPPOSE  
this Request

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23-0371 and 23-0371-SUP1 and 23-0371-SDR1  
Planning Commission Meeting of 09/12/2023

Need To Address Parking Issues  
Prior Hearings Preliminary  
Square Foot Development And  
Allowance For Adequate  
Parking. High School Students



Scan or go to:

Drive Cars To School + Staff  
Will Likely Result In Non-Customer  
Parking On Shopping Center Lot

Any Approval Must Include  
Plan An Enforcement Of

23-0371  
13802214002  
RANCHO 888 LLC  
524 SE 201ST AVE  
CAMAS WA 98607

PARKING CAR  
LIMITS.

We Are Directly  
To South Of This  
Development

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City of Las Vegas  
Department of Planning

THANKS JRM  
MANAGER RANCHO 888 LLC

134 GRCFNP1 98607

32a-bP  
pg 1 of 3

Dear Ward man Crear: Regarding hearing of planning commission on 9/12/23 development proposed for 4624--4660 North Rancho Drive . There was an earlier proposal to develop this parcel for large density office with very inadequate parking. We own the small shopping center bordering this property on the south [HERTZ, Lumber liquidator (LL) flooring, rancho gold, red wing shoe store, Planet dental, church & more] .

The restriction placed at that hearing stated any future development would have to include analysis of whether the proposed use and square foot of buildings would have adequate parking on-site. Then Ward Man was adamant --"if they try to over build and not consider parking call me--not just Planning". This former Ward Chief was ex police and very good at the hearing.

This is all in record and Planning Director was in on meeting

I am owner of this property --4788 N Rancho P# 138-02-214-002. I am disabled 79 yrs old and in walker/wheelchair and out of state so cannot attend hearing. I APPRECIATE YOUR REPRESENTING US LAS VEGAS RESIDENTS AND PROPERTY OWNERS AT THESE HEARINGS. PLEASE DO SPEAK UP TO EXPRESS THE PARKING CONCERNS. REMEMBER, HIGH SCHOOL STUDENTS DO DRIVE TO SCHOOL--

THE HIGH SCHOOL 16690 SQ.FT. PLUS 7680 NEW BUILDINGS PLUS EXISTING 20680 S.FT. SCHOOL PLUS RECREATION/PLAYGROUNDS DO NOT APPEAR TO LEAVE ENOUGH FOR PARKING. WE ARE THE NEAREST OFF-STREET PAVED PARKING NEARBY AND WILL BE THE MAIN VICTIM OF ILLEGAL PARKING BY STUDENTS AND STAFF OF THE DEVELOPMENT. THANKS, J. ROBERT MUSE MGR.RANCHO 888 LLC.

JRM  
9/6/2023

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32a-b  
Pg 2 of 3



Who to contact? \*

Ward 5

Your name

Bob Muse

Comments \*

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492/2048

Phone

(503) 880-8650

Format: 702-229-6011

Email \*

XIJING@COMCAST.NET

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**Note:** Please provide an email address or phone number for a response.

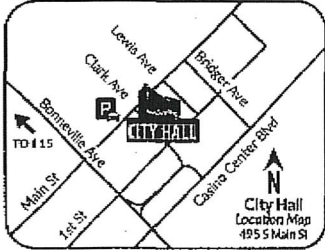
Submit Form

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pg 3 of 3  
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this Request



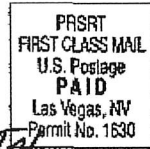
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23-0371 and 23-0371-SUP1 and 23-0371-SDR1

Planning Commission Meeting of 09/12/2023

*Too, MUCH EXTRA  
TRAFFIC in the RESIDENTIAL  
AREA. AREA WAS NOT ZONED FOR  
INCREASED TRAFFIC AND CONGESTION*



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23-0371  
13802610011  
COSTELLO BARRY  
PO BOX 1953  
PENN VALLEY CA 95946

128 GPDFNP1 95946

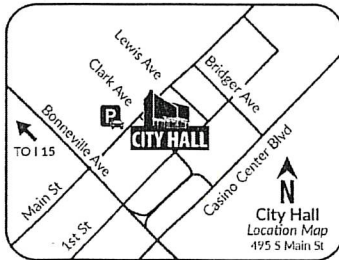


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23-0371

13802610013

FRENCH-SCHALK KARIN

6232 SIERRA PINES CT

LAS VEGAS NV 89130-2341

33 GRDFNP1 89130

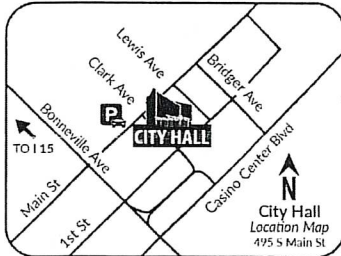


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32a-bp

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**23-0371 and 23-0371-SUP1 and 23-0371-SDR1**

Planning Commission Meeting of **09/12/2023**

23-0371

13802511002

COOK JENNIFER & NICHOLAS

6321 W KRAFT AVE

LAS VEGAS NV 89130

39 GPDFNP1 89130



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32a-b P



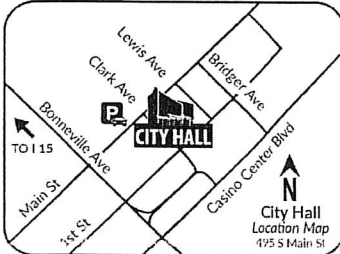
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This "school" site <sup>creates</sup> constant traffic issues on Torrey Pines during arrival and dismissal. Parents ignore existing traffic controls. This school should not be allowed to grow. They also do not maintain the exterior of their property and hang ad banners on the fence.

23-0371

13802511040

MONSTER TREES TRUST

KRAMER THADDEUS L & CHERYL M TRS

6308 HILL HAVEN AVE

LAS VEGAS NV 89130-2352

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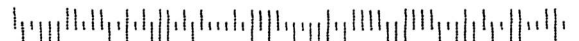
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Planning Commission Meeting of **09/12/2023**

33 GRCFNP1 89130



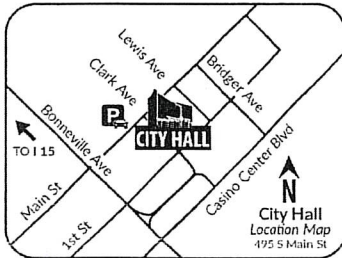
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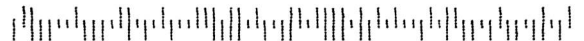
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**23-0371 and 23-0371-SUP1 and 23-0371-SDR1**

Planning Commission Meeting of **09/12/2023**

33 GRDFNP1 89130



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Department of Planning

23-0371

13802511081

ZACHARZUK THOMAS & SANDRA

ZACHARZUK DAVID

6260 CHIMNEY WOOD AVE

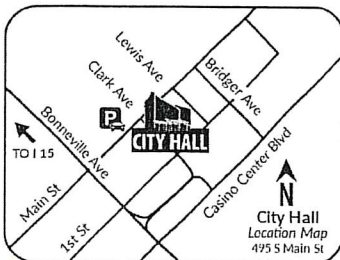
LAS VEGAS NV 89130-2300

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**23-0371 and 23-0371-SUP1 and 23-0371-SDR1**

Planning Commission Meeting of **09/12/2023**

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23-0371

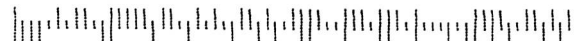
12535416039

16 PAWS HOLDINGS L L C SERIES IV

7400 DEER SPRINGS WAY

LAS VEGAS NV 89131

35 GRDFNP1 89131

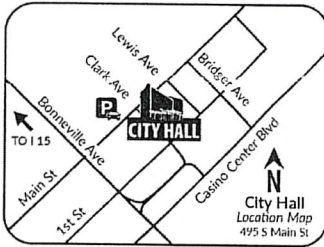


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32a-bA

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23-0381-SUP1  
16203105009  
197 E CALIFORNIA STREET L L C  
197 E CALIFORNIA AVE STE 201  
LAS VEGAS NV 89104

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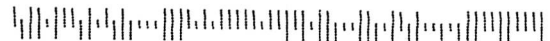
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**23-0381-SUP1**

Planning Commission Meeting of **09/12/2023**

93 GRDFNP1 89104



**Application Information**

23-0381-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING -  
APPLICANT/OWNER: AMBER KIMBALL LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 704 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,950 SQUARE-FOOT OUTDOOR PATIO AREA at 1115 South Casino Center Boulevard, Suite #1 (APN 162-03-105-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

**Application Location**



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

**Public Hearing Information**

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Date: 09/12/2023  
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