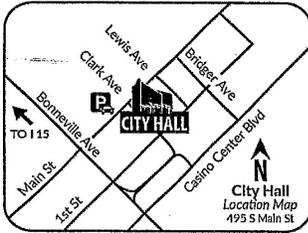


City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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City of Las Vegas

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I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1

Planning Commission Meeting of 06/18/2024

24-0219
16208703001
MARTIN FAMILY TRUST
MARTIN ROBERT E & KAYE B TRS
1500 MARBELLA RIDGE CT
LAS VEGAS NV 89117

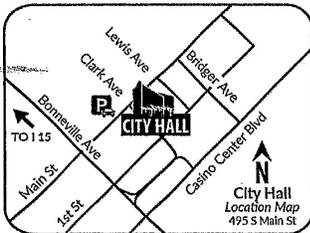
Hem 39a-39d
P

THEY OWN PROPERTY ACROSS STREET. THEY NEED TO USE THAT FOR PARKING. THEY ARE BUILDING TOO MUCH. THERE IS TOO MUCH TO APPROVE HERE.

1 4 3 06061 89117

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

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Submitted after final agenda

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I SUPPORT this Request

I OPPOSE this Request

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24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1

Planning Commission Meeting of 06/18/2024

24-0219
16208303008
MARTIN FAMILY TRUST
MARTIN ROBERT E & KAYE B TRS
1500 MARBELLA RIDGE CT
LAS VEGAS NV 89117

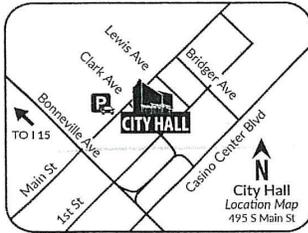
Hem 39a-39d
P

THIS TOTALLY UNREAL!! BUY MORE LAND FOR PARKING. DON'T BUILD. THEY OWN ALL LAND FROM RALCAO TO REGAL ON NORTH SIDE. PARK THERE

1 4 3 06061 89117

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

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Already too much noise late at night from Area 15

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24-0219
16208201003
Occupant Space 270
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102

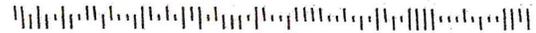
I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1
Planning Commission Meeting of **06/18/2024**

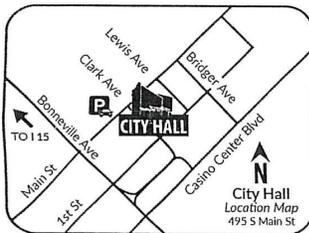
Hem 39a-39d
P

060621



City of Las Vegas, Department of Community Development
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City of Las Vegas

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24-0219
16208201003
Occupant Space 335
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102

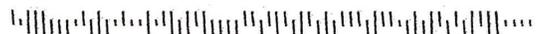
I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1
Planning Commission Meeting of **06/18/2024**

Hem 39a-39d
P

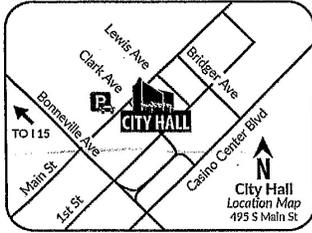
060621



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

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24-0219
16208201003
Occupant Space 206
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102

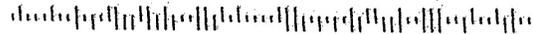
I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1
Planning Commission Meeting of 06/18/2024

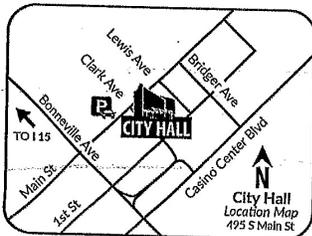
*Item 39a-39d
P*

060624P1



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Las Vegas, Nevada 89101

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24-0219
16208201003
Occupant Space 174
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1
Planning Commission Meeting of 06/18/2024

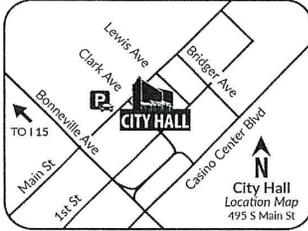
*Item 39a-39d
P*

060624P1



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

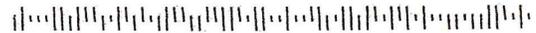
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1

Planning Commission Meeting of 06/18/2024

24-0219
16208210034
CARDER-MCCOY ERIN N & KERRI A
2709 NORTHAM ST
LAS VEGAS NV 89102-5985

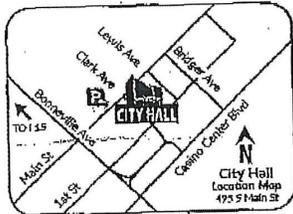
Hem 391a-391d
P

09 DRDGNP1 09102



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

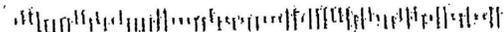
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1

Planning Commission Meeting of 06/18/2024

24-0219
16208201003
Occupant Space 200
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102

Hem 391a-391d
P

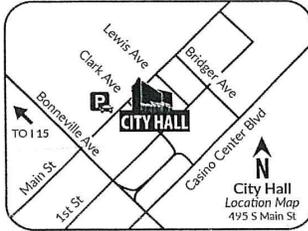
09 DRDGNP1



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495 South Main Street
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24-0219
16208201003
Occupant Space 274
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102

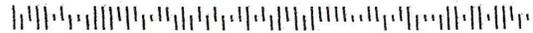
I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1
Planning Commission Meeting of 06/18/2024

*Item 39a-39d
P*

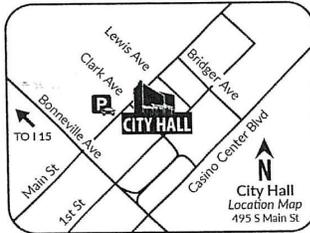
06062024



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495 South Main Street
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*no carousel
no 175ft drop ride
no more noise disturbance
to public peace*

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City of Las Vegas

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24-0219
16208201003
Occupant Space 271
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102

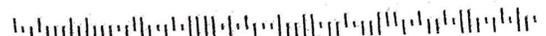
I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1
Planning Commission Meeting of 06/18/2024

*Item 39a-39
P*

06062024



Application Information

24-0219 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: FBLV DISTRICT 2, LLC - For possible action on the following Land Use Entitlement project requests on 11.06 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-702-001, 002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz).

24-0219-VAR1 - VARIANCE - TO ALLOW 981 PARKING SPACES WHERE 6,222 SPACES ARE REQUIRED

24-0219-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (22-0674-SUP1) FOR A PROPOSED 47,398 SQUARE-FOOT ADDITION TO AN APPROVED 312,616 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH ALCOHOL, OFF-PREMISE ANCILLARY USE (BEER AND WINE) USE

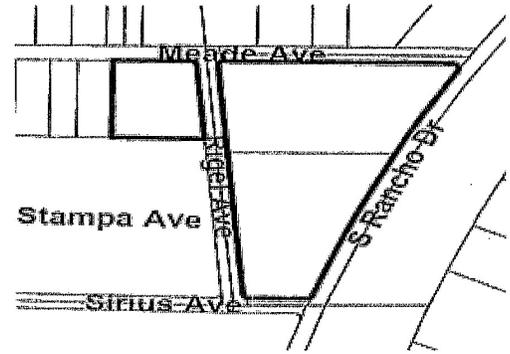
24-0219-SUP2 - SPECIAL USE PERMIT - FOR PROPOSED 225-FOOT TALL STRUCTURE [TOWER DROP AMUSEMENT RIDE] WITHIN THE 175-FOOT RESTRICTED AREA OF THE AIRPORT OVERLAY DISTRICT

24-0219-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0674-SDR1) FOR A PROPOSED 110,395 SQUARE-FOOT ADDITION TO A PREVIOUSLY APPROVED 633,028 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING 232,166 SQUARE FEET OF COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY FLOOR AREA, 39,065 SQUARE FEET OF RESTAURANT FLOOR AREA, 12,888 SQUARE FEET OF RETAIL FLOOR AREA, 75,895 SQUARE FEET OF COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) PLAZA AREA, A SEVEN-STORY PARKING GARAGE CONSISTING OF 359,592 SQUARE FEET OF FLOOR AREA AND BACK OF HOUSE [STORAGE] WITH 23,817 SQUARE FEET OF FLOOR AREA; INSTALLATION OF A CAROUSEL AND 225-FOOT TALL DROP RIDE AND OUTDOOR NIGHTCLUB AREAS WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

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

Excessive late night noise and DUI driving and too much traffic added to road

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: 06/18/2024
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

Application Information

24-0219 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: FBLV DISTRICT 2, LLC - For possible action on the following Land Use Entitlement project requests on 11.06 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-702-001, 002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz).

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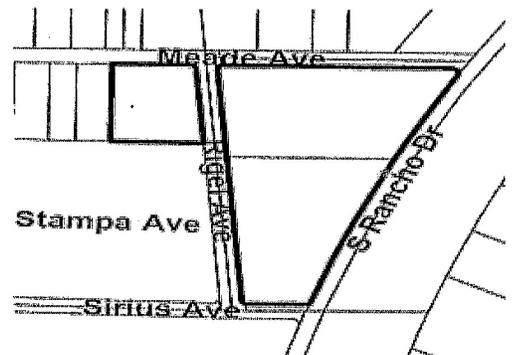
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DO NOT WAIVE BUFFER REQUIREMENTS

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: 06/18/2024
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

06/17/2024

08:26

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

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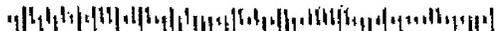
24-0219
16208707002
B M HIGHLAND L L C
7326 W CHEYENNE AVE # 120
LAS VEGAS NV 89129

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments,
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1
Planning Commission Meeting of 06/18/2024

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(FAX)

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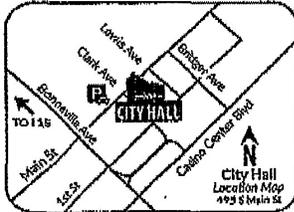
Dept of Planning
City of Las Vegas

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

LAS VEGAS NV 890
12 JUN 2024 PM 4 L



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24-0219
16208201003
Occupant Space 2
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
24-0219 and 24-0219-VAR1 and 24-0219-SUP1 and 24-0219-SUP2 and 24-0219-SDR1
Planning Commission Meeting of 06/18/2024

Item 39a-39d
P

ENCLOSURE



Planning Comments

From: noreply@formstack.com
Sent: Monday, June 17, 2024 12:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

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RECEIVED
JUN 17 2024
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning App Comments
Submitted at 06/17/24 12:21 PM

Meeting Date: Tuesday, June 18, 2024

Project Number: 24-0219

Position: I OPPOSE the project and all related applications.

Name: Elaine Dumanski

Residential or Business Address: 2900 S Valley View Blvd
3
Las Vegas, NV 89102

Phone: (779) 379-0067

Email: Panzzy@yahoo.com

Comments:

This is a horrid idea. There is already too much noise coming from Area 15. This site is even closer to our residential neighborhood. This shows no respect to the residents in this area. There is no way to quiet Area 15 with noise until 2AM and beyond, I can't imagine what this would be. I certainly hope the planning commission takes the residents into consideration before passing approval on this variance.

Hem 391a-39d
P