



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

December 10, 2024

City of Las Vegas
Department of Planning
Community Development
495 South Main St.
Las Vegas, NV 89101

**RE: Façade Remodel and Commercial Building Addition at 2425 N. Rainbow Blvd.
24-0329 [VAR1, SUP1, and SDR1]**

To Whom It May Concern,

Please accept this letter as a formal request for an abeyance on our PC Meeting on December 10, 2024, and for application 24-0329 be rescheduled and held on to the next scheduled meeting date on January 14, 2025.

Thank You,

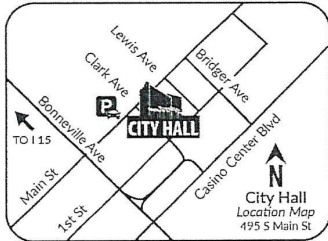
Sheldon Colen,
SCA Design

Submitted after final agenda

**RECEIVED 12/10/2024
12/10/2024 PC MEETING
ITEMS 19, 19a - 19c**

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

24-0329 and 24-0329-VAR1 and 24-0329-SUP1 and 24-0329-SDR1

Planning Commission Meeting of 12/10/2024

33 JRCFNP1 89130

RECEIVED

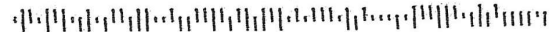
DEC 10 2024

Dept of Planning
City of Las Vegas

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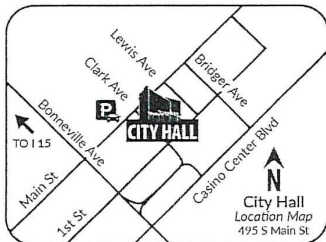
24-0329
13823121009
B O A ENTERPRISES L L C
6813 EMERALD TREE CT
LAS VEGAS NV 89130

Item 19a-19c
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495 South Main Street
Las Vegas, Nevada 89101

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Planning Commission Meeting of 12/10/2024

33 JRCFNP1 89130

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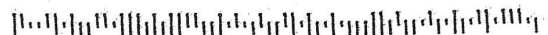
DEC 10 2024

Dept of Planning
City of Las Vegas

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24-0329
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B O A ENTERPRISES L L C
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LAS VEGAS NV 89130

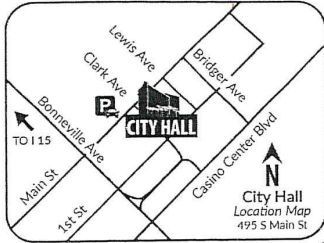
Item 19a-19c
P



3 Variances: to screw Nixia next door

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495 South Main Street
Las Vegas, Nevada 89101

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24-0329 and 24-0329-VAR1 and 24-0329-SUP1 and 24-0329-SDR1

Planning Commission Meeting of 12/10/2024

we just moved in!! NO

Alondra

condos
back right up
to this lot!!

Landscape buffer is
needed for Any business
78 spots ??

24-0329

13815811274

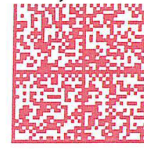
BARRY VALERIE ANN & FRANCIS G

2451 N RAINBOW BLVD UNIT 1138

LAS VEGAS NV 89108

This corner cannot
handle traffic from a
drive thru! Residents
live there!

FIRST CLASS



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DEC 10 2024

Dept of Planning
City of Las Vegas

Item 19a-19c
P

Put drive thru right next door to your house!!

Application Information

24-0329 - PUBLIC HEARING - APPLICANT: RAY GERMAIN - OWNER: WINWAY, LLC - For possible action on the following Land Use Entitlement project requests on 1.86 acres at the northwest corner of Smoke Ranch Road and Rainbow Boulevard (APN 138-15-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

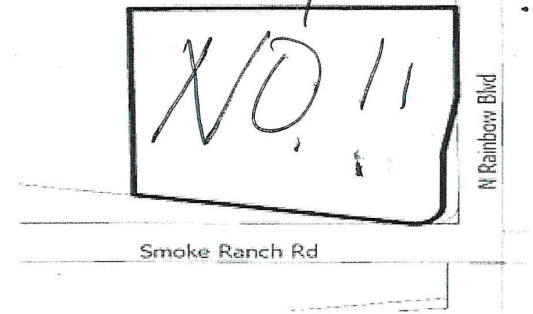
24-0329-VAR1 - VARIANCE - TO ALLOW 78 PARKING SPACES WHERE 150 SPACES ARE REQUIRED

24-0329-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE-THROUGH USE

24-0329-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW (Z-0124-88) FOR THE PROPOSED ADDITION OF A ONE-STORY 4,633 SQUARE-FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Application Location

Put Next to Your house



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

Public Hearing Information

Meeting: Planning Commission
Date: 12/10/2024
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) 229-6300 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

Too much traffic on this street. Alundra Condo next door cannot exit as it is! A drivethru w/ NOISE

Next to residential condos Plus no buffers??