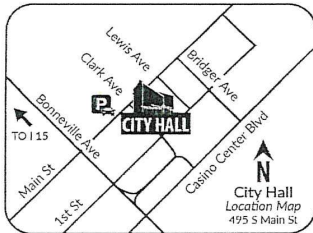


City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



Scan or go to:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

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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/planningcomments](http://www.lasvegasnevada.gov/planningcomments). 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.

**24-0646-VAR1**

Planning Commission Meeting of 02/11/2025

24-0646-VAR1  
16203703001  
FLYNN GULLIVER  
1709 S 10TH ST  
LAS VEGAS NV 89104-3143

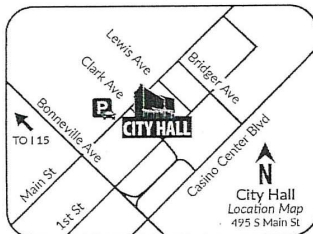
Item 27  
P

93 LRD FNP1 89104



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

**Return Service Requested**  
**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**24-0646-VAR1**

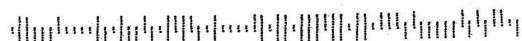
Planning Commission Meeting of 02/11/2025

24-0646-VAR1  
16203615010  
HITES TRAVIS  
1607 S 9TH ST  
LAS VEGAS NV 89104-1664

Submitted after final agenda

Item 27  
P

93 LRD FNP1 89104

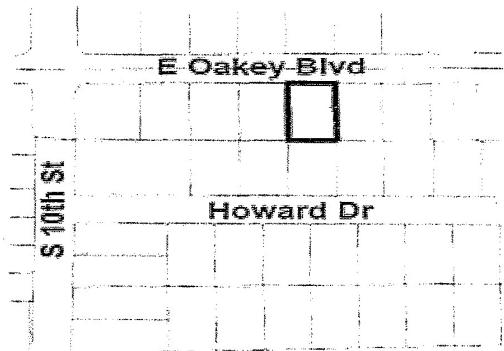


## Application Information

24-0646-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:  
JOSE JAUREGUI, ET AL - For possible action on a Land Use Entitlement project  
request TO ALLOW AN EXISTING ACCESSORY STRUCTURE [STORAGE  
AND REPAIR SHOP BUILDING] THAT DOES NOT CONFORM TO TITLE  
19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SIZE AND  
COVERAGE on 0.14 acres at 1020 East Oakey Boulevard (APN 162-03-716-006),  
R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

THIS NEIGHBORHOOD LOOKS BAD  
ENOUGH ALREADY WITHOUT NONE  
SENSE ALTERATIONS.

## Application Location



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

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** 02/11/2025  
**Time:** 6:00 PM  
**Location:** Council Chambers  
495 South Main St, 2<sup>nd</sup> 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).

**Planning Comments**

**From:** noreply@formstack.com  
**Sent:** Sunday, February 9, 2025 8:49 AM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

**CAUTION:** This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



**Formstack Submission For: Planning App Comments**

Submitted at 02/09/25 8:48 AM

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0646
Position:	I OPPOSE the project and all related applications.
Name:	Chndra Perry
Residential or Business Address:	904 Hassett Ave Las Vegas, NV 89104
Comments:	Opposed. Go run your business away from our residential neighborhood.

RECEIVED  
FEB 10 2025  
Dept of Planning  
City of Las Vegas

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Hem 27  
P



Plata Design  
AAPRD LLC

### IMPACTED NEIGHBOR STATEMENT

Owner's Name: Jose A. Jovaregui  
Address: 1020 E. Oakley Blvd Las Vegas NV 89110  
Proposed:

On 02-01-2025 presented the attached plans to the following affected neighbors for their review. Each neighbor has been notified that the plans are being submitted for approval.

#### 1. Adjacent Neighbor

- a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

#### 2. Adjacent Neighbor

- a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

#### 3. Facing Neighbor

- a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

#### 4. Rear Neighbor

- a. Name: JAY BERTHELSON  
b. Phone Number: 702 742 0893  
c. Address: 1025 HOWARD DR LAS VEGAS  
d. APN: \_\_\_\_\_

☒ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

Submitted at Planning Commission

Date 2/11/25 Item 27

By Adrian Plata





Plata Design  
AAPRD LLC

### IMPACTED NEIGHBOR STATEMENT

Owner's Name: Jose H. Sauregu  
Address: 1020 E. Oakley Blvd Las Vegas NV 89110  
Proposed:

On 01-30, 2024, I presented the attached plans to the following affected neighbors for their review. Each neighbor has been notified that the plans are being submitted for approval.

1. Adjacent Neighbor

a. Name: JOSE A. Vilharn  
b. Phone Number: 702-334-2802  
c. Address: 1016 E OAKLEY BLVD LAS VEGAS, 89104  
d. APN: \_\_\_\_\_

☒ I have been made aware and consent to the proposed improvements.

Comments: YACASCOAL SA JOSE SAU-2802  
QUE ES UN BUEN VECINO

2. Adjacent Neighbor

a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.

Comments: \_\_\_\_\_

3. Facing Neighbor

a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.

Comments: \_\_\_\_\_

4. Rear Neighbor

a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.

Comments: \_\_\_\_\_





Plata Design  
AAPRD LLC

IMPACTED NEIGHBOR STATEMENT

Owner's Name: Jose A. Jauregui  
Address: 1020 E. Oakley Blvd, Las Vegas N.V. 89110  
Proposed:

On 01-29, 2025 I presented the attached plans to the following affected neighbors for their review. Each neighbor has been notified that the plans are being submitted for approval.

1. Adjacent Neighbor

- a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

2. Adjacent Neighbor

- a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

3. Facing Neighbor

- a. Name: Jesun Rodaleo  
b. Phone Number: 702 289 6354  
c. Address: 1617 E OAKLEY BLVD Las Vegas NV 89104  
d. APN: \_\_\_\_\_

☒ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

4. Rear Neighbor

- a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_







Plata Design  
AAPRD LLC

IMPACTED NEIGHBOR STATEMENT

Owner's Name: Jose W. Lauregui  
Address: 1020 E. Oakley Blvd. Las Vegas N.V. 89110  
Proposed:

on 01-30, 2025 I presented the attached plans to the following affected neighbors for their review. Each neighbor has been notified that the plans are being submitted for approval.

1. Adjacent Neighbor

a. Name: Madison Millard  
b. Phone Number: (702) 927-8380  
c. Address: 6020 Oakley Blvd  
d. APN: \_\_\_\_\_

☒ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

2. Adjacent Neighbor

a. Name: Vincento Milare  
b. Phone Number: (702) 601-5074  
c. Address: 1026 E Oakley Blvd  
d. APN: \_\_\_\_\_

☒ I have been made aware and consent to the proposed improvements.  
Comments: no issues from us

3. Facing Neighbor

a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

4. Rear Neighbor

a. Name: \_\_\_\_\_  
b. Phone Number: \_\_\_\_\_  
c. Address: \_\_\_\_\_  
d. APN: \_\_\_\_\_

☐ I have been made aware and consent to the proposed improvements.  
Comments: \_\_\_\_\_

