

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

November 29, 2023

VIA EMAIL

plowenstein@lasvegasnevada.gov

Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
495 S. Main Street
Las Vegas, NV 89101

***Re: Request for Hold
Sahara/Rancho
GPA-23-443 and 23-0074-SDR1***

Dear Peter:

Please be advised that this office represents the Applicant with respect to 23-0074-SDR1. We respectfully request that this application be held for 30 days from the presently scheduled City of Las Vegas Planning Commission hearing of **December 12, 2023** until the **January 9, 2024** hearing. In addition, we are asking that the City of Las Vegas also hold GPA-23-443 until **January 9, 2024**.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

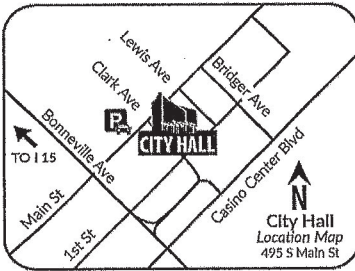
JJL/mlt

cc: Seth Floyd (via email)

ITEM 18
RECEIVED 11/29/23
12/12/23 PC MEETING

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

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I SUPPORT
this Request



I OPPOSE
this Request

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

23-0074-SDR1

16204312045

GUNTER ALISON GRACE & DAVID P

1821 BIRCH ST

LAS VEGAS NV 89102

Item 14
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03 GRCFNP1 09102

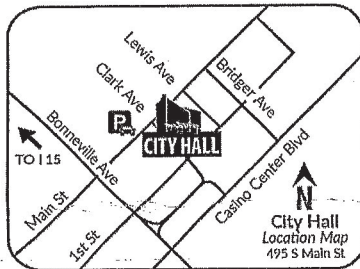


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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

Submitted after final agenda

23-0074-SDR1

16204312005

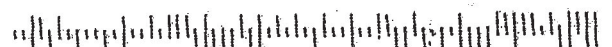
GRENKOW DEANNA J

1601 BRYN MAWR AVE

LAS VEGAS NV 89102

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Application Information

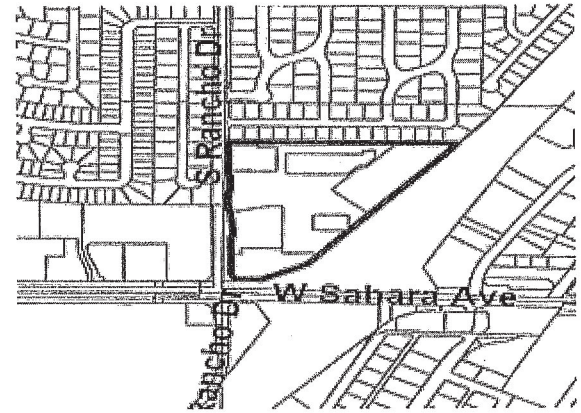
23-0074-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MORGAN STONEHILL - OWNER: SAHARA RANCHO 008, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

NO!
NO MORE CONSTRUCTION!!

**YOU HAVE MADE IT IMPOSSIBLE
FOR ANYONE LIVING IN CENTRAL
LAS VEGAS TO HAVE A DECENT COMMUTE
THE DESERT ON THE OUTSKIRTS OF THE
CITY IS THE PLACE FOR NEW CONSTRUCTION!**

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 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 more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

Application Location



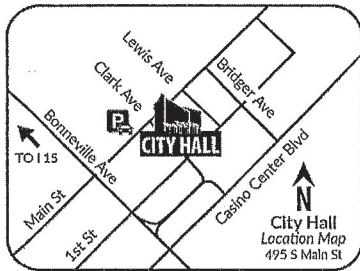
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	10/10/2023
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

88 GRCFNP1 89102

23-0074-SDR1
16205716024
DOYLE MARY JO
2013 DE OSMA ST
LAS VEGAS NV 89102

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

88 GRCFNP1 89102

23-0074-SDR1
16204411009
SUMNER MARYLYN E
2004 BIRCH ST
LAS VEGAS NV 89102-4439

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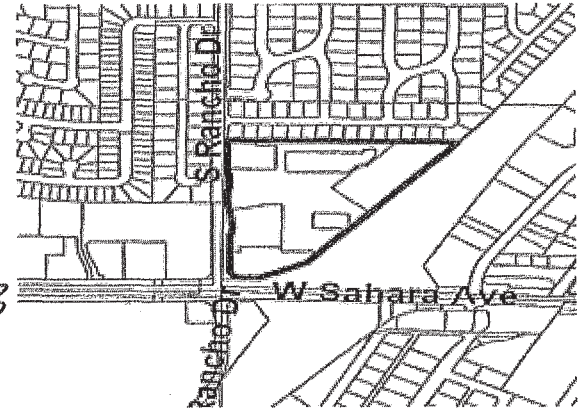
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Application Information

23-0074-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: MORGAN STONEHILL - OWNER: SAHARA RANCHO 008,
LLC - For possible action on a Land Use Entitlement project request TO ALLOW A
SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352
RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE
WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY
STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho
Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial)
Zone, Ward 1 (Knudsen).

TRAFFIC CONCERNS. FRIDAY 9/29/23
AT APPROXIMATELY AT 1:30 PM
TRAFFIC WAS BACK UP WITH A
GREEN LIGHT AT CHICK-FIL-A
THROUGH THE LIGHT SCARS BOTH
LANES WAITING FOR THE LIGHT
TO CHANGE AT SAHARA AVE,

Application Location



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

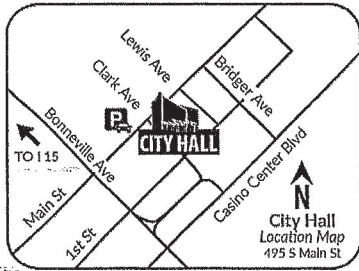
Public Hearing Information

Meeting:	Planning Commission
Date:	10/10/2023
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

88 GRDFNP1 89102

23-0074-SDR1
16205716004
EASELY STEPHEN C
2308 EL CORTEZ AVE
LAS VEGAS NV 89102

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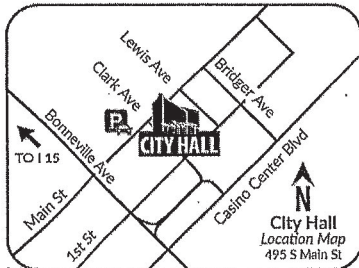
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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

88 GRDFNP1 89102

23-0074-SDR1
16205716003
EASLEY STEVE TRUST
EASLEY STEPHEN TRS
2308 EL CORTEZ AVE
LAS VEGAS NV 89102-2029

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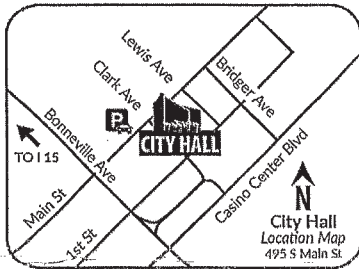
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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

23-0074-SDR1
16204410011
VAUGHAN EYVONNE
2108 GLEN HEATHER WAY
LAS VEGAS NV 89102-4418

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89 GRCDFNP1 89102

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

23-0074-SDR1
16204312040
CLEWES MARK J. & MARY E
1812 BIRCH ST
LAS VEGAS NV 89102-4404

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89 GRCDFNP1 89102