


<b>CITY OF LAS VEGAS</b>	
<b>ONE MOTION / ONE VOTE</b>	
	<b>Community Development</b> <b>Case Planning Division</b> <b>495 South Main Street, 3rd Floor</b> <b>Las Vegas, Nevada 89101</b> <b>(702) 229-6301 Phone (702) 464-7499 Fax</b>


**CASE:** 24-0468-SDR1

**SUBJECT:** APPLICANT/OWNER: OWENS 110, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **NOVEMBER 12, 2024** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Brianna Pascual** at **(702)464-7499** or e-mail to [bpascual@lasvegasnevada.gov](mailto:bpascual@lasvegasnevada.gov) and **Jessica Roybal** to [jroybal@lasvegasnevada.gov](mailto:jroybal@lasvegasnevada.gov). If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-5294.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **THURSDAY, NOVEMBER 07, 2024.**

 <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> Signature	11 / 05 / 2024 <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> Date
Kaylee Cho <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> Please Print Name	
Owens 110 LLC <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> Company Name	

Sincerely,

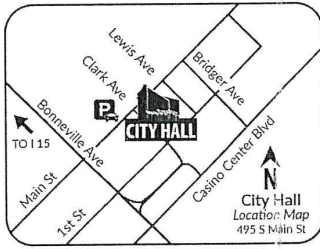
Nicole Eddowes  
 Community Development Coordinator  
 Case Planning Division

**ITEM 25**  
**RECEIVED 11/6/2024**  
**11/12/2024 PLANNING**  
**COMMISSION MEETING**

Submitted after final agenda

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)

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](http://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.

**24-0468-SDR1**

Planning Commission Meeting of 11/12/2024

PRSRT  
FIRST CLASS MAIL  
U.S. Postage  
**PAID**  
Las Vegas, NV  
Permit No. 1630

RECEIVED

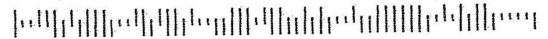
NOV 12 2024

Dept of Planning  
City of Las Vegas

24-0468-SDR1  
14029114015  
DAVIS GARY A & MARGHERITA  
4564 E VAN BUREN AVE  
LAS VEGAS NV 89110-2810

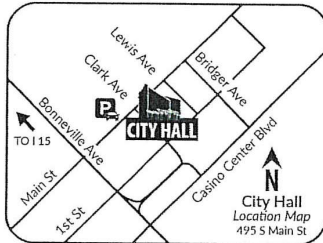
Item 25  
P

13 JRD/FNP1 89110



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

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**24-0468-SDR1**

Planning Commission Meeting of 11/12/2024

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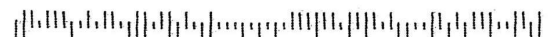
NOV 12 2024

Dept of Planning  
City of Las Vegas

24-0468-SDR1  
14029119010  
KNOWLTON RICHARD L & BARBARA R  
4488 ARLINGTON PARK CT  
LAS VEGAS NV 89110-0807

Item 25  
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13 JRD/FNP1 89110





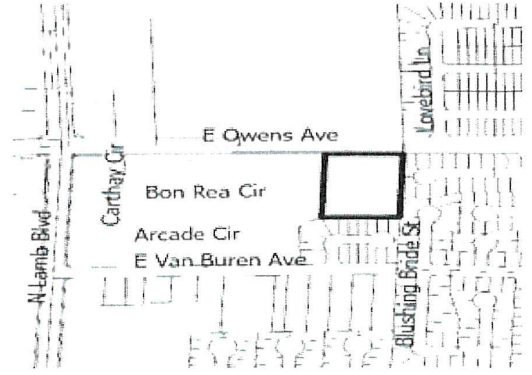
## Application Information

24-0468-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT/OWNER: OWENS 110, LLC - For possible action on a Land Use  
Entitlement project request FOR A MAJOR AMENDMENT OF AN APPROVED  
SITE DEVELOPMENT PLAN REVIEW (22-0474-SDR1) FOR A PROPOSED  
THREE-STORY, 54-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
WHERE 46 UNITS WERE APPROVED WITH A WAIVER OF PERIMETER  
LANDSCAPE BUFFER REQUIREMENTS on 2.41 acres on the south side of  
Owens Avenue, approximately 990 feet east of Lamb Boulevard (APN 140-29-101-  
003), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

In this street Lamb has many  
apartments, we like to  
keep it as a SINGLE  
family residence - vote  
Thank you, NO

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).

## Application Location



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

## Public Hearing Information

Meeting: Planning Commission  
Date: 11/12/2024  
Time: 6:00 PM  
Location: Council Chambers  
495 South Main St, 2nd Fl.  
Las Vegas, Nevada

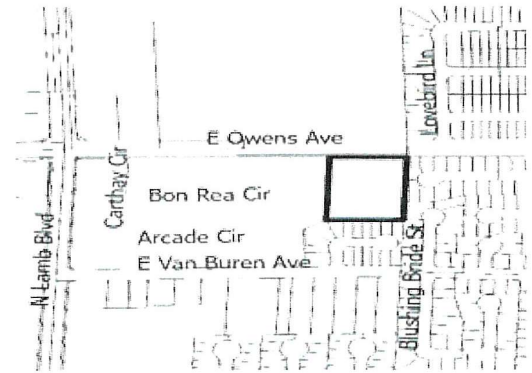
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003), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

Height - Too TALL  
Noise - concern  
Property values will go down  
ALL properties in area are at  
most 2 stories  
Richard Krowlth

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