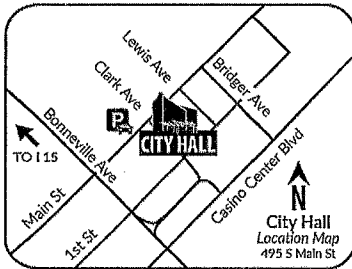


**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

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)

RECEIVED  
DEC 11 2023  
Dept of Planning  
City of Las Vegas

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

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.

**23-0309-SDR1**

Planning Commission Meeting of 12/12/2023

23-0309-SDR1

13813615039

TWILLEY ALAN C & MARILEE K

5208 MARSH MARIGOLD AVE

LAS VEGAS NV 89108-4084

Item 20  
P

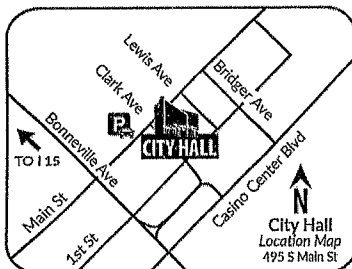
1. Unsafe location under the direct line of arrivals and departures for runway 07/25 @ VGT
2. Inadequate roadway for increased traffic.

3, over 2

21 JRDENP1 89108

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)

RECEIVED  
DEC 11 2023  
Dept of Planning  
City of Las Vegas

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

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.

**23-0309-SDR1**

Planning Commission Meeting of 12/12/2023

23-0309-SDR1

13813212024

SHRINER NATASHA TRUST

SHRINER NATASHA L TRS

2825 N MICHAEL WAY

LAS VEGAS NV 89108-4171

Submitted after final agenda

Item 20  
P

Please, no!

high

This area is already a crime area. The apts next to this proposed community ave under constant supervision of LVMPD - on a daily basis they are surveilling

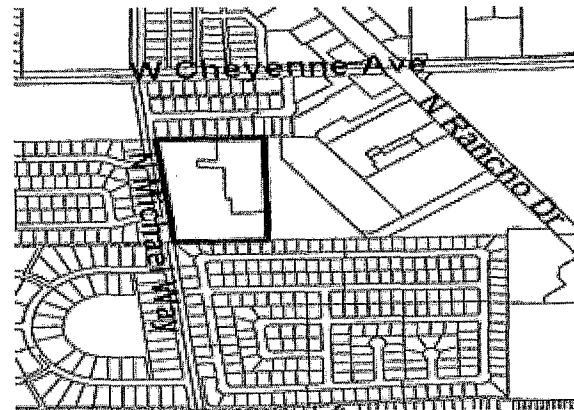
## Application Information

23-0309-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT/OWNER: 3000 MW, LLC - For possible action on a Land Use  
Entitlement project request FOR A TWO-STORY, 136-UNIT MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER  
LANDSCAPE BUFFER REQUIREMENTS on 9.96 acres located on the east side  
of Michael Way, approximately 444 feet south of Cheyenne Avenue (APNs 138-13-  
512-009 and 010), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

3. cont. from front.

This proposed project is by  
far the worst use of land  
for this location. Not only  
does it endanger lives but  
for the city to allow this  
development to proceed  
waiving perimeter landscaping  
is unthinkable. The object is  
to improve, not degrade.

## Application Location



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

## Public Hearing Information

Meeting:	Planning Commission
Date:	12/12/2023
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).



Item 20  
P

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)

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

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.

**23-0309-SDR1**

Planning Commission Meeting of 12/12/2023

23-0309-SDR1

13813615025

SMOLE ANTHONY & MARGOT TRUST

SMOLE GRANT JOSEPH TRS

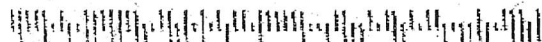
5208 YOUR AVE

LAS VEGAS NV 89108-4088

RECEIVED

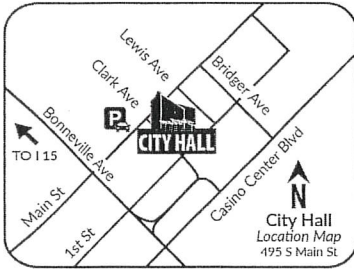
DEC 07 2023

City of Las Vegas  
Department



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.

**23-0309-SDR1**

Planning Commission Meeting of **12/12/2023**

33 JRFDFNF1 89130

23-0309-SDR1

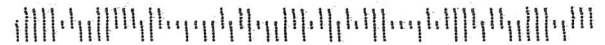
13813512007

RANCHO PROPERTIES L L C

3065 N RANCHO DR # 132

LAS VEGAS NV 89130

Item 20  
A



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

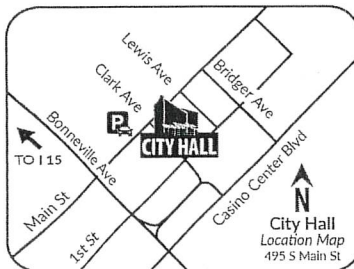
RECEIVED

DEC 11 2023

Dept of Planning  
City of Las Vegas

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.

**23-0309-SDR1**

Planning Commission Meeting of **12/12/2023**

33 JRFDFNF1 89130

23-0309-SDR1

13813512009

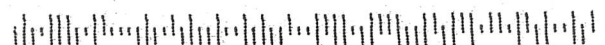
3000 M W L L C

3065 N RANCHO DR # 132

LAS VEGAS NV 89130

Submitted after final agenda

Not Counted  
Item 20  
A



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

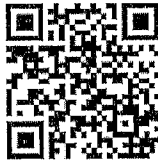
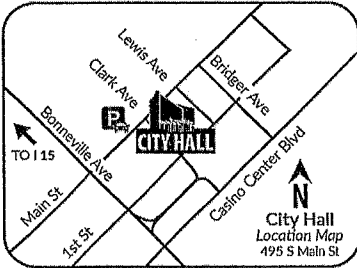
RECEIVED

DEC 11 2023

Dept of Planning  
City of Las Vegas

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.

**23-0309-SDR1**

Planning Commission Meeting of 12/12/2023

23-0309-SDR1

13813512004

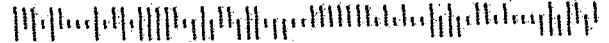
CR P P L L C

3065 N RANCHO DR # 132

LAS VEGAS NV 89130

Item 20  
A

33 JRD FNP1 89130



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

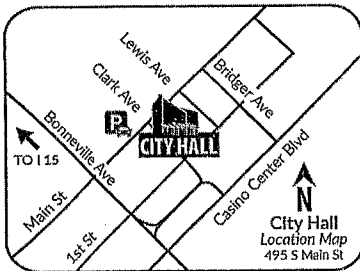
RECEIVED

DEC 11 2023

Dept of Planning  
City of Las Vegas

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.

**23-0309-SDR1**

Planning Commission Meeting of 12/12/2023

23-0309-SDR1

13813512008

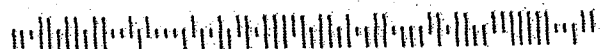
RANCHO PROPERTIES L L C

3065 N RANCHO DR # 132

LAS VEGAS NV 89130

Item 20  
A

33 JRD FNP1 89130



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

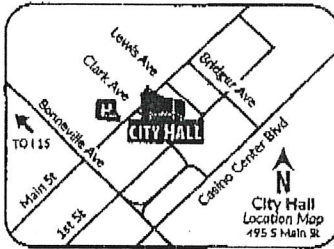
RECEIVED

DEC 11 2023

Dept of Planning  
City of Las Vegas

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.

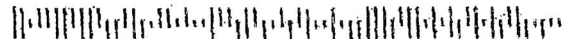
**23-0309-SDR1**

Planning Commission Meeting of **12/12/2023**

23-0309-SDR1  
13813512005  
CRP PLLC  
3065 N RANCHO DR # 132  
LAS VEGAS NV 89130

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

99 JPDENP1 89130



RECEIVED

DEC 07 2023

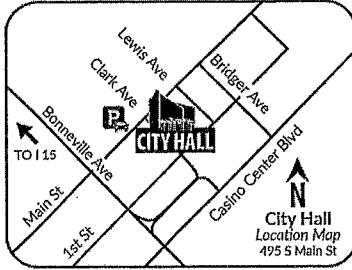
City of Las Vegas  
Department of Planning

Item 20

A

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.

**23-0309-SDR1**

Planning Commission Meeting of 12/12/2023

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

RECEIVED

DEC 11 2023

Dept of Planning  
City of Las Vegas

23-0309-SDR1

13813512006

C R P P L L C

3065 N RANCHO DR # 132

LAS VEGAS NV 89130

Hem 20  
A

33 JROFNP1 89130

