

**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**



# **MK ARCHITECTURE, LLC**

City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

Attention: Mr. Fred Solis

5/10/2024

Subject: 24-0167 Abeyance request

Dear Mr. Solis,

We are requesting the abeyance of this project from the May 14<sup>th</sup> Planning Commission meeting to the June 18<sup>th</sup> meeting.

Thank you.

A handwritten signature in black ink, appearing to read 'majed khater'.

Majed A Khater, AIA. Architect

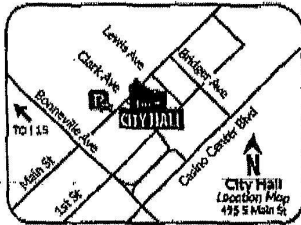
Submitted after final agenda

RECEIVED 05/13/24  
ITEM 52  
05/14/24 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

Please use available blank space on card for your comments.

**24-0167 and 24-0167-ZON1 and 24-0167-VAR1 and 24-0167-VAR2 and 24-0167-VAR3 and 24-0167-SUP1**  
**Planning Commission Meeting of 05/14/2024**

**NO to car wash  
& tavern so close  
to our neighborhood**

**Please use the  
land for a park or  
other civic use as  
intended!**



24-0167  
12636112034  
GARR KARISSA & CORY  
10861 POWER HIKE AVE  
LAS VEGAS NV 89166

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MAY 08 2024

Dept of Planning  
City of Las Vegas

Hem 52a-52m

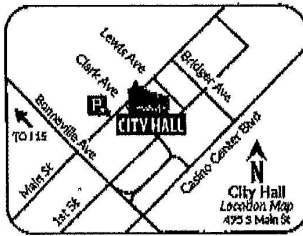
P

May. 10. 2024 2:17PM SOUTHLAND

No. 0358 P. 1/1

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

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I SUPPORT  
this Request



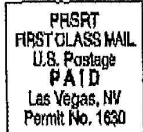
I OPPOSE  
this Request

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24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4 and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-0167-SDR2

Planning Commission Meeting of 05/14/2024

33 05/14/2024 1 23 14 3



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City of Las Vegas

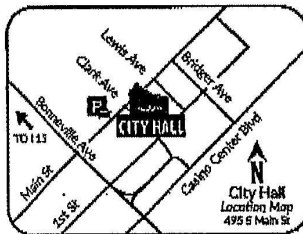
24-0167  
12625410010  
MARSHMENT TIMOHTY C & ELIZABETH  
MARY  
10437 DUBLIN RIDGE AVE  
LAS VEGAS NV 89149

Hem 52a-52m  
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24-0167 and 24-0167-ZON1 and 24-0167-VAR1 and 24-0167-VAR2 and 24-0167-VAR3 and 24-0167-SUP1

Planning Commission Meeting of 05/14/2024

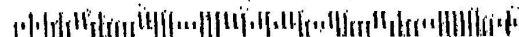
33 05/14/2024 1 23 14 3



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24-0167  
12625410010  
MARSHMENT TIMOHTY C & ELIZABETH  
MARY  
10437 DUBLIN RIDGE AVE  
LAS VEGAS NV 89149

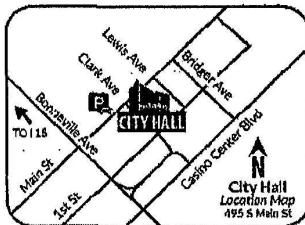
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24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4 and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-0167-SDR2

Planning Commission Meeting of 05/14/2024

REASONS TO OPPOSE

① QUALITY OF LIFE

② NOT NEEDED - SAME  
STUFF & MORE 4 MIN  
AWAY OFF CHEYENNE

③ PROXIMITY TO NEIGHBORHOOD  
- TO CLOSE TO BACK YARDS.

PSRT  
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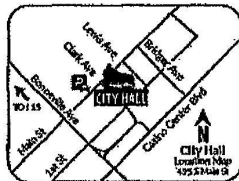
24-0167  
12636110039  
ALLEN MITCHELL & SHERRI  
10797 SAN MILLAN AVE  
LAS VEGAS NV 89166

Item 52a-52m  
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495 South Main Street  
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24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4 and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1

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24-0167

12636110062

BRICKSON WILLIAM D & MARY J

WOODY ALAN J

5426 PICO VIEJO ST

LAS VEGAS NV 89166

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## Failure Notice

From: mailer-daemon@aol.com

To: mitchalln@aol.com

Date: Monday, May 13, 2024 at 01:38 PM PDT

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Sorry, we were unable to deliver your message to the following address.

<meetingcomments@lasvegasnevada.gov>:

550: Invalid Recipient - <https://community.mimecast.com/docs/DOC-1369#550> [tjl8d5kVMDe-\_1R27r6sHg.us395]

----- Forwarded message -----

Dear Planning Committee Members,

I write to you as being personally impacted by a potential change in zoning regarding subject 24-0167.

We all know Las Vegas continues to grow by leaps and bounds and with that comes a need to weigh a balance between economics and quality of life.

We moved up the Montalado Development that borders the proposed commercial development about 2 years ago.

We did so trying to find an area that was relatively quiet and free from the encumbrances of commercial activity.

Albeit there is a bus depot relatively close by and a storage unit (convenient), and even additional town homes being built, however, none of that compares to what the proposed project would bring to that intersection of Ann Rd & Shaumber Rd in the way of traffic and delays (no lights at that intersection yet either) if you approve the zoning and variances being considered.

Not more than 3.5 miles away (approximately 4 minutes), off of the 215 and Cheyenne, is a number of retail/commercial establishments that serve all the needs that this proposed project is laying out and some.

Every exit doesn't need commercial activations.

I am going to try and make the meeting, but in case something came up I wanted to make sure I voiced our opposition and our concerns. I have attached the flyer announcing the meeting (which if I hadn't been paying attention almost threw out).

I truly hope the planning committee members take it account the factors I have called out and does not allow this project to continue in the process.

Respectfully Submitted,

Mitch & Sherri Allen

10797 San Millan Ave.



Meeting Response Card - 24-106- 05.14.24.pdf  
15.1kB

## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Monday, May 13, 2024 3:48 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 3:47 PM

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City of Las Vegas

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Ped Domingo

**Residential or Business Address:** El Nevero St.  
Las Vegas, NV 89166

**Email:** pedro.domingo12@gmail.com

**Comments:** We would like to oppose the liquor and gambling application as part of the whole project.  
Thank you.

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## Planning Comments

**From:** noreply@formstack.com  
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**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 3:09 PM

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City of Las Vegas

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Jack Hancock

**Residential or  
Business Address:** 10830 Trail Crest Ave  
Las Vegas, NV 89166

**Phone:** (405) 605-9884

**Email:** jackdebbie52@gmail.com

**Comments:** The reason people have moved up here is to have peace and quiet, and be away from the casinos and gambling. Please do not destroy our dream! Around and see if there's any

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**From:** noreply@formstack.com  
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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Debbie Hancock

**Residential or  
Business Address:** 10830 Trail Crest Ave  
Last Vegas , NV 89166

**Phone:** (405) 887-2818

**Email:** jackswbnie52@gmail.com

**Comments:** We have purchased brand new homes here in Montalado North and Montalado with our hard earned money. up here near the mountains. Please don't do this to us.

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**From:** noreply@formstack.com  
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**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 2:21 PM

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Andre Wielemaker
Residential or Business Address:	10824 Trail Crest Las Vegas, NV 89166
Phone:	(562) 217-9954
Email:	andre.nw94@gmail.com

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**From:** noreply@formstack.com  
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**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 2:39 PM

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Dept of Planning  
City of Las Vegas

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Deatra Monette

**Residential or Business Address:** 10825 Trail Crest Avenue  
Las Vegas , NV 89166

**Phone:** (760) 475-1360

**Email:** creoledsm@gmail.com

**Comments:** I do not approve of a shopping center being built directly across from our new homes. There is not much land there and only a one lane street in either direction. There will be lots of traffic and congestion. The kids in our community walk there for school and that will put them at a greater risk of an accident. The news is constantly talking about kids being hit by cars going to school this will increase danger for them at this area. There are talks of a casino /bar being built here as well. That will increase risk of drunk drivers, theft and vandalism in our area and our homes. We moved here for safety and peace and a community of family. There are no positives for the current residents and home owners with this plan being

built here. There is already an apartment building being built on the opposite corner. I pray that we don't have any negative impact from that. There will definitely be traffic from that. I strongly oppose.

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**Subject:** Planning Application Comments Form

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City of Las Vegas

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Jamie Guertin
Residential or Business Address:	5422 Pico Viejo St Las Vegas, NV 89166
Phone:	(702) 415-3434
Email:	jamieguertin@yahoo.com

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**Planning Comments**

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**From:** noreply@formstack.com  
**Sent:** Monday, May 13, 2024 11:07 AM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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**Formstack Submission For: Planning App Comments**  
Submitted at 05/13/24 11:06 AM

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Dept of Planning  
City of Las Vegas

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Jared Overacker

**Residential or Business Address:** 5411 El Nevero St.  
Las Vegas, NV 89166

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**From:** noreply@formstack.com  
**Sent:** Monday, May 13, 2024 5:07 PM  
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**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments

Submitted at 05/13/24 5:06 PM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Taunee Lopez

**Residential or Business Address:** 10809 Dan Millan Ave  
Las Vegas , NV 89166

**Phone:** (702) 860-8252

**Email:** tauneebaby@gmail.com

**Comments:** I oppose and do not want ANY building built behind our home!

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**From:** noreply@formstack.com  
**Sent:** Monday, May 13, 2024 5:10 PM  
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### Formstack Submission For: Planning App Comments

Submitted at 05/13/24 5:10 PM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Angela Lopez

**Residential or Business Address:** 10809 San Millan Ave  
Las Vegas , NV 89166

**Phone:** (702) 769-5931

**Email:** ang.vegas@yahoo.com

**Comments:** I OPPOSE ANY AND ALL BUILDING BEHIND OUR HOMES ON  
SHAUMBER OR BLM LAND!!!! NO

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**From:** noreply@formstack.com  
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City of Las Vegas

### Formstack Submission For: Planning App Comments

Submitted at 05/13/24 11:26 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Brion Lawlor
Residential or Business Address:	10807 Trail Mark Ave Las Vegas, NV 89166
Email:	brionlawlor@gmail.com
Comments:	I oppose this project.

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## Planning Comments

**From:** noreply@formstack.com  
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**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 5:36 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Caroline Smith
Residential or Business Address:	7340 Hadnot St Las Vegas , NV 89166
Phone:	(702) 715-9960
Email:	cellwood95@gmail.com

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## Planning Comments

**From:** noreply@formstack.com  
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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 8:13 PM

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Gregory Nelson

**Residential or  
Business  
Address:** 10812 power hike ave  
las vegas, NV 89166

**Phone:** (814) 525-9036

**Email:** gregorynelsonca@gmail.com

**Comments:** The proposed plans do not fit the business needs or business demands of the immediate area. In addition, the proposed space stated in the plans are logistically unsuitable. In layman's term, this is a terrible idea all around.

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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 8:24 PM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Thuy An Dinh-Martin

**Residential or Business Address:** 10824 Power Hike Ave  
Las Vegas, NV 89166

**Phone:** (404) 483-6898

**Email:** thuyandinh@hotmail.com

**Comments:** I OPPOSE any project on parcel land at Shaumber and Ann Rd. I am a resident of Montalado North

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**From:** noreply@formstack.com  
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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 8:56 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Britany Lawlor
Residential or Business Address:	10807 Trail mark ave Las Vegas , NV 89166
Phone:	(661) 421-6662
Email:	britbowie12@gmail.com
Comments:	I'm opposed to the project 24-0167 in its entirety.

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## Planning Comments

**From:** noreply@formstack.com  
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**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 9:09 PM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Nelson Mary Ann

**Residential or Business Address:** 10812 power hike ave  
las vegas, NV 89166

**Phone:** (925) 980-6071

**Email:** ariasmaryann5@gmail.com

**Comments:** I disagree with this plan entirely. This will cause traffic does nothing for the local community

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### Formstack Submission For: Planning App Comments Submitted at 05/13/24 10:19 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Ruben Bervera
Residential or Business Address:	5394 Robinera Ct Las Vegas , NV 89166
Phone:	(725) 265-7798
Email:	p23_fb@yahoo.com

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Submitted at 05/13/24 10:21 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Priscilla Flores
Residential or Business Address:	5394 Robinera Ct Las Vegas , NV 89166
Phone:	(725) 310-0204
Email:	p23_fb@yahoo.com

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Courtnie Hinds

**Residential or  
Business Address:** 5378 Pico Viejo St.  
Las Vegas , NV 89166

**Phone:** (702) 419-5053

**Email:** jchinds0211@gmail.com

**Comments:** Please do not rezone this residential area to commercial. We want to keep our neighborhood a safe and clean residential area for our children.

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Jeremy Hinds

**Residential or Business Address:** 5378 Pico Viejo St.  
Las Vegas, NV 89166

**Phone:** (702) 439-1455

**Email:** ghinds35@yahoo.com

**Comments:** I OPPOSE all related applications to this project. The application for re-zoning this small parcel of land for commercial development and proposed building of a drive-thru, tavern, car wash, gas station, is absolutely absurd and irresponsible should the city approve of such ridiculously reckless changes to building requirements and re-zoning a C-V land to C-1 (commercial).

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### Formstack Submission For: Planning App Comments Submitted at 05/12/24 7:29 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	JENNIFER AUSTIN
Residential or Business Address:	10804 Montana Blanca Avenue Las Vegas, NV 89166
Phone:	(702) 524-8661
Email:	jenna.austin@outlook.com

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Jeremiah Lapomardo

**Residential or Business Address:** Residential  
10769 San Millan Ave  
Las Vegas , NV 89166

**Phone:** (559) 288-7207

**Email:** studhitter29@hotmail.com

**Comments:** I Purchased the house in this location because there was no business in a mile of this location. Not interested in more noise and traffic which will affect the area. It's bad enough cars race all the time through here as it is.

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### Formstack Submission For: Planning App Comments Submitted at 05/10/24 1:06 PM

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Daniel Pasternack

**Residential or Business Address:** 10805 San Millan Avenue  
Las Vegas, NV 89166

**Phone:** (619) 578-8613

**Email:** danielpasternack@gmail.com

**Comments:** As a neighborhood with a lot of young families, the addition of a gambling and liquor establishment is extremely problematic. This development can also negatively impact property values by obstructing Strip views and other natural beauty present in the area.

Additionally, there are a lot of animals that use the area as a home, including the following: coyotes, lizards, rabbits, snakes, great horned owls, golden eagles, foxes and bobcats. All have been seen in the proposed area to be developed and their habitat would be further interrupted.



THIS SHOULD NOT BE APPROVED UNDER ANY CIRCUMSTANCE. The area should be reserved for a public park or playground or some other kind of natural development like a hiking trail/visitors center.

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Anita Yi
Residential or Business Address:	5422 Pico Viejo St Las Vegas, NV 89166
Phone:	(702) 637-8820
Email:	anitayi75@gmail.com

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Jamie Luna

**Residential or Business Address:** 10825 Trail Mark Ave  
Las vegas, NV 89166

**Email:** jamieluna@hotmail.com

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**From:** noreply@formstack.com  
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### Formstack Submission For: Planning App Comments

Submitted at 05/09/24 11:43 AM

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Jeno Szabo

**Residential or  
Business Address:** 5370 Pico Viejo st  
Las Vegas, NV 89166

**Phone:** (702) 286-6928

**Email:** jimszabo@live.com

**Comments:**

Dear Planning commission.,

My name is Jeno Szabo and reside at 5370 Pico Viejo st. 89166, my wife and I have lived in the Las Vegas valley since 1997.

I am contacting you concerning project 24-0167 the rezoning from c-v civic to c-1 commercial which is set for review on May 14th planning commission agenda.

I strongly oppose the rezoning from civic to commercial.

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The proposed project includes a gaming bar, car wash, drive thru and retail shop, on an extremely small area of land of Ann rd. and Shaumber rd.

I believe said development would increase crime, traffic congestion light pollution and go against the city's 2050 general plan of neighborhood center mixed use and the destruction of the natural desert habitat.

Prior to moving into our residence in November of 2021, the city had already zoned a 5- acre parcel on Shambur rd. and Tropical Pkwy for c-1 limited commercial for future area development.

The residents of this area that moved here, selected to be away from these types of developments. Currently we have shopping, gaming, and gas stations within a 5 - 7-minute commute.

Again, I hope for your support in opposing this rezoning / development and appreciate your time in this matter.

Best regards,

Jeno Szabo

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Kimberly Szabo

**Residential or Business Address:** 5370 Pico Viejo st  
Las Vegas, NV 89166-8075

**Phone:** (702) 376-9922

**Email:** kimszabo007@gmail.com

**Comments:** I oppose this project because of crime, light pollution, natural desert habitat and more traffic congestion. Residents in our communities moved here to be away from these commercial developments and enjoy nature. This project doesn't belong here due to it's size being in such a compact area which could possibly cause more traffic collisions with the possibility of pedestrian fatalities due to the high volume of cement trucks and school bus facilities on Ann road and Hammer Lane.

Thank you for the boards time and hopefully your opposition to this project.



Best regards, Kimberly Szabo

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** James Riley

**Residential or  
Business  
Address:** 5407 Zacatin Ct  
Las Vegas, NV 89166

**Phone:** (508) 326-7849

**Email:** james.paul.riley@gmail.com

**Comments:** The encroachment of commercial and retail business onto the area around our neighborhoods is unacceptable. The noise and lights will spoil one of the last refuges from city life that remains available to residents.

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**Formstack Submission For: Planning App Comments**  
Submitted at 05/09/24 4:38 PM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Anne Garcia

**Residential or Business Address:** 5371 El Nevero St  
Las Vegas, NV 89166

**Phone:** (702) 918-0199

**Email:** dnagarcia@gmail.com

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**Subject:** Planning Application Comments Form

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Submitted at 05/08/24 3:19 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Richard Danzak
Residential or Business Address:	5414 Pico Viejo St Las Vegas, NV 89166

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### Formstack Submission For: Planning App Comments Submitted at 05/08/24 3:19 PM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Mia Danzak

**Residential or Business Address:** 5414 Pico Viejo St  
Las Vegas, NV 89166

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**Comments:** I oppose having development in the TINY area between my backyard and the street. We already have townhouses being built right across the street. The noise is ridiculous, our privacy is invaded, and building in this area would essentially be touching the fence to our yard. Families live in these two communities. We don't want our kids playing outside with strangers being able to peak in our yards at any given second. Fully oppose!

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### Formstack Submission For: Planning App Comments Submitted at 05/08/24 10:19 AM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Cory Garr
Residential or Business Address:	10861 Power Hike Ave Las Vegas, NV 89166
Phone:	(702) 504-6637
Email:	hardcoreicemoth@yahoo.com

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### Formstack Submission For: Planning App Comments Submitted at 05/08/24 10:17 AM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Karissa Garr

**Residential or  
Business Address:** 10861 Power Hike Ave  
Las Vegas, NV 89166

**Phone:** (480) 518-6286

**Email:** garr.karissa@gmail.com

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**Comments:** I strongly oppose making exceptions to existing ordinances and changing the stated purpose of land to put a car wash and gaming establishment so close to my residential neighborhood.

A public park would be incredible, as there are no parks within a safe walking distance to our home.

Thank you,  
Karissa Garr

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**From:** noreply@formstack.com  
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### Formstack Submission For: Planning App Comments Submitted at 05/08/24 9:47 AM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Bryan McKenzie

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**Residential or Business Address:** 10789 san Millan avenue  
Las Vegas, NV 89166

**MAY 08 2024**

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City of Las Vegas

**Phone:** (702) 419-1922

**Email:** mcbryguy78@gmail.com

**Comments:** We purchased this home with an understanding that the land behind us is civic land and that was supposed to be it's intended use. Having a gaming and alcohol establishment in my backyard is not safe for my family or my children. If a gas station is built it increases crime. If a car wash is built is loud and disturbing. Both my wife and myself work from home. This is quite the opposite as to why we purchased a home where we did. The reason for residents of being on this side of city is to get away from the commotion of commercial businesses and to be able to enjoy a peace and quiet lifestyle.

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**From:** noreply@formstack.com  
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**To:** Planning Comments  
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### Formstack Submission For: Planning App Comments Submitted at 05/08/24 9:35 AM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Manuela McKenzie
Residential or Business Address:	10789 san Millan avenue Las Vegas, NV 89166
Comments:	We don't want a commercial business literally in our back yard.

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**From:** noreply@formstack.com  
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**Subject:** Planning Application Comments Form

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Meeting Date:	Tuesday, May 14, 2024	
Project Number:	240167	
Position:	I OPPOSE the project and all related applications.	
Name:	Nadia Mora Valadez	
Residential or Business Address:	10806 Trail Crest Ave Las Vegas , NV 89166	
Phone:	(702) 292-7141	
Email:	mora.nadia16@gmail.com	

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### Formstack Submission For: Planning App Comments Submitted at 05/07/24 6:32 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Andrea Maltez
Residential or Business Address:	10796 San Millan ave Las Vegas, NV 89166
Phone:	(818) 512-0013
Email:	amaltez6@yahoo.com

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Bryce Powada
Residential or Business Address:	5669 Ridge Run St Las Vegas , NV 89166
Phone:	(925) 640-2462
Email:	powada22@gmail.com
Comments:	Oppose the project

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MAY 03 2024  
Dept of Planning  
City of Las Vegas

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Diana Riley
Residential or Business Address:	5407 Zacatin Ct Las Vegas, NV 89166
Email:	diadobey@gmail.com
Comments:	Strongly oppose proposed exceptions for shortening residential adjacencies as outlined in the project.

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## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Tuesday, May 7, 2024 6:38 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/07/24 6:38 PM

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Austin Watts

**Residential or Business Address:** 10812 Trail Mark Ave.  
Las Vegas , NV 89166

**Phone:** (775) 293-5163

**Email:** watts712@outlook.com

**Comments:** There are already traffic problems at the intersection of Shaumber/Ann with the tractor trailers, busses and the people that run the stop sign. These roads are not designed to handle this much traffic. Adding an alcohol establishment could bring more crime and DUI accidents to our new neighborhood. I do not support these establishments being built so close to residential properties which is why most people moved to this neighborhood to get away from those establishments.

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## Planning Comments

**From:** noreply@formstack.com  
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**Subject:** Planning Application Comments Form

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Austin Watts

**Residential or Business Address:** 10812 Trail Mark Ave.  
Las Vegas , NV 89166

**Phone:** (775) 293-5163

**Email:** watts712@outlook.com

**Comments:** There are already traffic problems at the intersection of Shaumber/Ann with the tractor trailers, busses and the people that run the stop sign. These roads are not designed to handle this much traffic. Adding an alcohol establishment could bring more crime and DUI accidents to our new neighborhood. I do not support these establishments being built so close to residential properties which is why most people moved to this neighborhood to get away from those establishments.

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## Planning Comments

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Masyn Peach
Residential or Business Address:	10812 San Millan Ave Las Vegas, NV 89166
Email:	masynpeach28@gmail.com

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Kevin Peach
Residential or Business Address:	10812 San Millan Ave Las Vegas, NV 89166
Email:	kdpnj@yahoo.com

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Karen Lawrence

**Residential or Business Address:** 10812 Montana Blanca Ave  
Las Vegas, NV 89166

**Phone:** (310) 294-4475

**Email:** klawrence621@comcast.net

**Comments:** The overwhelming preference of the residents in the Montalado community is to keep the area residential. Businesses can be developed further down Ann Rd closer to Centennial where they would be more central to a wider number of Northwest residents.

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Malcolm Robinson

**Residential or  
Business Address:** 10812 Montana Blanca Avenue  
Las Vegas, NV 89166

**Phone:** (804) 347-3720

**Email:** robinsonmr05@gmail.com

**Comments:** We want to keep the area only residential. Adding businesses to the empty land will bring in a lot of traffic and potentially unwanted guests to the area.

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**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

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**Name:** Danielle Robinson

Dept of Planning  
City of Las Vegas

**Residential or  
Business  
Address:** 10812 Montana Blanca Ave  
Las Vegas, NV 89166

**Phone:** (508) 221-1138

**Email:** robinsondk804@gmail.com

**Comments:**

Our neighborhood wants to keep the area strictly residential! Already a lot of movement due to the quarry and the bus depot, we don't need to add businesses to the mix at an intersection that is already overwhelmed (and needs a stoplight).

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	James Riblett
Residential or Business Address:	10821 San Millan Ave Las Vegas, NV 89166
Phone:	(530) 310-4311
Email:	jribby@gmail.com

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Jason Engelmann
Residential or Business Address:	10808 Montana Blanca Ave Las Vegas , NV 89166
Phone:	(702) 683-4219
Email:	jason.engelmann.1@gmail.com
Comments:	Strongly opposed!

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Rory Engelmann
Residential or Business Address:	10808 Montana Blanca Ave Las Vegas , NV 89166
Phone:	(775) 303-4037
Email:	roryengelmann@gmail.com

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-067
Position:	I OPPOSE the project and all related applications.
Name:	Jason Engelmann
Residential or Business Address:	10808 Montana Blanca Ave Las Vegas , NV 89166
Phone:	(702) 683-4219
Email:	jason.engelmann.1@gmail.com
Comments:	Strongly opposed!

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-067

**Position:** I OPPOSE the project and all related applications.

**Name:** Rory Engelmann

**Residential or Business Address:** 10808 Montana Blanca Ave  
Las Vegas , NV 89166

**Phone:** (775) 303-4037

**Email:** roryengelmann@gmail.com

**Comments:** I oppose this project  
Too close to homes and takes away from the feeling of  
community

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Kyle Jackson

**Residential or Business Address:** 5367 El Nevero St  
Las Vegas, NV 89166

**Phone:** (702) 530-2362

**Email:** intergalacticyoshi@gmail.com

**Comments:** We oppose this project because the buses from the school bus depot and gravel trucks from the gravel pit sit in a long queue to get through Ann Rd and Schaumber Rd to access the highway. A traffic signal wouldn't change this situation much. A small group of townhomes is already being built at the SE corner of this intersection as well. Adding a gas station or convenience store near this intersection will increase congestion particularly for the school bus drivers who already looked stressed out daily. In addition, residents in the area have easy access to gas stations at the west end of Lone Mountain Rd and also at Cliff Shadows Parkway. We don't need more gas stations.

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**From:** noreply@formstack.com  
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<b>Formstack Submission For: Planning App Comments</b> Submitted at 05/07/24 10:39 PM		
Meeting Date:	Tuesday, May 14, 2024	
Project Number:	24-0167	
Position:	I OPPOSE the project and all related applications.	
Name:	Luann Ocello	
Residential or Business Address:	10768 Montana Blanca Ave Las Vegas , NV 89166	
Phone:	(702) 326-8298	
Email:	luannrodz@yahoo.com	

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Mahalia Gotico

**Residential or Business Address:** 5566 Hill Spire St  
Las Vegas, NV 89166

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Brandon Nomura

**Residential or Business Address:** 10796 San Millan Ave  
Las Vegas, NV 89166

**Phone:** (661) 312-2152

**Email:** bncapturelife@yahoo.com

**Comments:**

This project will destroy the integrity of the community and land. There is unstable traffic on Shaumber. There also is only a stop sign to control traffic. Many people speed and there are many construction trucks which causes many accidents. There is a school bus yard and in which school buses drop off/pick up students. Due to the narrow one lane road, having a bar will cause drunk drivers to possibly drive the wrong way and cause fatal accidents. This project is opposed by all nearby communities especially from KB Montalado and KB Montalado North. This project will cause more bad than good.

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### Formstack Submission For: Planning App Comments Submitted at 05/07/24 9:50 PM

**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Nigel Moore

**Residential or Business Address:** 10831 Trail Mark Ave  
Las Vegas, NV 89166

**Email:** tapnhoof@gmail.com

**Comments:** We oppose the building in front of our community. Keep our kids and families safe!

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Megan McBride

**Residential or Business Address:** 10831 Trail Mark Ave  
1172  
Las Vegas, NV 89166

**Email:** moorerhythmco@gmail.com

**Comments:**

We recently moved into this brand new neighborhood and we highly oppose the proposal to build on the land in front of our community. Anything with a bar or gaming doesn't belong near a neighborhood nor minutes from children or schools. We moved to this neighborhood to be away from the hustle and bustle and keep our children safe. Please keep our new community safe and away from businesses that don't belong near homes. We have access to them at only a 5 min. Drive.

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Tambi Doucette
Residential or Business Address:	10837 San Millan ave Las Vegas, NV 89166
Email:	bambitambi@yahoo.com

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Joseph Caratozzolo
Residential or Business Address:	5363 El Nevero Street Las Vegas , NV 89166

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Joshua Rockmaker
Residential or Business Address:	5406 el nevero st. Las Vegas, NV 89166
Phone:	(702) 286-6881
Email:	rockmakerjoshua@gmail.com

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Jordan Eddy
Residential or Business Address:	10781 San Millan Ave Las Vegas , NV 89166
Phone:	(702) 739-4027
Email:	jordaneddy00@gmail.com

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Brock Taeubel
Residential or Business Address:	10781 San Millan Avenue Las Vegas, NV 89166
Phone:	(702) 302-6599
Email:	brocktaeubel@gmail.com

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Jessica Sandoval
Residential or Business Address:	5627 Ridge Run St Las Vegas, NV 89166
Phone:	(805) 720-4153
Email:	sandjessica72@gmail.com

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Ramiro Ornelas

**Residential or Business Address:** 5596 Hill Spire st  
Las Vegas, NV 89166

**Phone:** (702) 861-3735

**Email:** ramiroov13@gmail.com

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**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/07/24 7:06 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Christopher Mason
Residential or Business Address:	10792 Montana Blanca ave Las Vegas , NV 89166
Phone:	(702) 572-5679
Email:	christopherjmason96@gmail.com

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## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Tuesday, May 7, 2024 6:53 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/07/24 6:52 PM

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Ryan LeBato
Residential or Business Address:	Residential 5579 ridge run st Las Vegas , NV 89166
Email:	rlebato@gmail.com
Comments:	I oppose

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## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Wednesday, May 8, 2024 7:39 AM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/08/24 7:39 AM

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**Meeting Date:** Tuesday, May 14, 2024

**Project Number:** 24-0167

**Position:** I OPPOSE the project and all related applications.

**Name:** Jessica Underwood

**Residential or  
Business Address:** 10818 Power Hike Avenue  
Las Vegas, NV 89166

**Phone:** (631) 605-1350

**Email:** Jessicaunderwood1120@gmail.com

**Comments:** We strongly do not support any type of businesses being in the backyard of our community. There is not enough space for something like this.

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## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Tuesday, May 7, 2024 5:17 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/07/24 5:17 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Dreianna Harrison
Residential or Business Address:	10825 Trail Crest Ave Las Vegas, NV 89166

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## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Tuesday, May 7, 2024 5:15 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 05/07/24 5:15 PM

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Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Byron Vison
Residential or Business Address:	5374 Pico Viejo St Las Vegas, NV 89166
Phone:	(702) 245-7833
Comments:	too close to houses

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## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Tuesday, May 7, 2024 5:14 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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MAY 07 2024  
Dept of Planning  
City of Las Vegas

### Formstack Submission For: Planning App Comments Submitted at 05/07/24 5:14 PM

Meeting Date:	Tuesday, May 14, 2024
Project Number:	24-0167
Position:	I OPPOSE the project and all related applications.
Name:	Robelene Vison
Residential or Business Address:	5374 Pico Viejo Street LAS VEGAS, NV 89166
Phone:	(702) 292-0903
Email:	robelenem@icloud.com
Comments:	This is way too close to the houses!

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