

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Community Development - Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 24-0067 [GPA1, ZON1, AND SDR1]

SUBJECT: APPLICANT: MICHAELS DEVELOPMENT COMPANY I, L.P. - OWNER
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **May 15, 2024 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 **Jessica Roybal and Brianna Pascual** at **(702)464-7499** or e-mail to jroybal@lasvegasnevada.gov and bpascual@lasvegasnevada.gov. If there is no one present at the City Council 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 City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **TUESDAY, MAY 7, 2024.**

Lewis Jordan

05/08/2024

Signature

Date

Lewis Jordan, Executive Director

Please Print Name

Southern Nevada Regional Housing Authority

Company Name

Sincerely,

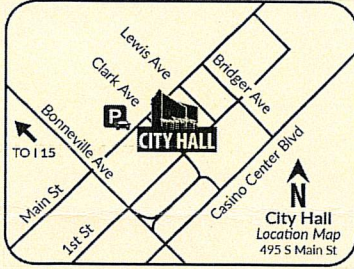
Seth Floyd
Director of Community Development
Department of Planning

Submitted after Final Agenda

ITEM 50
RECEIVED
5/9/2024

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
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.

24-0067 and 24-0067-GPA1 and 24-0067-ZON1 and 24-0067-SDR1

City Council Meeting of **05/15/2024**

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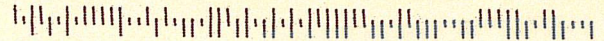
2024 MAY -8 PM 12:22

OFFICE OF THE CITY CLERK

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24-0067
13812210028
LEDET LISA H & LANCE J SR
5804 W GOWAN RD
LAS VEGAS NV 89108-5111

21 DROFNPI 89108

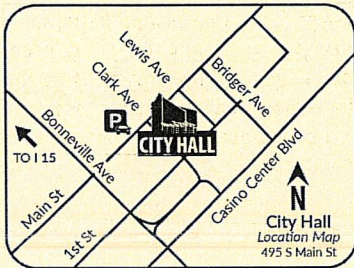


Submitted after final agenda

504-C

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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24-0067 and 24-0067-GPA1 and 24-0067-ZON1 and 24-0067-SDR1

City Council Meeting of **05/15/2024**

143 DRDFNP1 89008

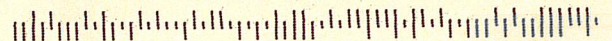
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2024 MAY -9 PM 4:47

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24-0067
13812210003
HANSEN ELLEN L FAMILY TRUST
HANSEN ELLEN L TRS
H C 34 BOX 7
CALIENTE NV 89008



Submitted after final agenda

5/3/24 *504-c

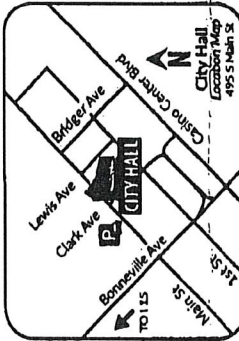
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2024 MAY 13 PM 3:16

OFFICE OF THE CITY CLERK

City of Las Vegas Office of The City Clerk
495 South Main Street, 2nd Floor
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.

24-0067 and 24-0067-GPA1 and 24-0067-ZON1 and 24-0067-

SPRING TIE GALS / BANGERS / PUSHERS / SLAVERS /
City Council Meeting of 05/15/2024

21 DRDFNPI 83108

YES / CITIZENS / RETIRED / VETS / TEACHERS /

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CITY OF L.V.
2ND FLOOR CITY HALL
CITY CLERK
495 S MAIN ST.
LV, NV 89101

24-0067
13812210027
CRAIG LAWRENCE H & SHERRIL E
5800 GOWAN RD
LAS VEGAS NV 89108-5111

Submitted after final agenda

#50a-c

Application Information

24-0067 - PUBLIC HEARING - APPLICANT: MICHAELS DEVELOPMENT COMPANY I, L.P. - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on the following Land Use Entitlement project requests on 5.15 acres on the southeast corner of Duncan Drive and Edward Avenue (APN 138-12-210-021), Ward 5 (Clear). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

24-0067-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

24-0067-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

24-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 80-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF RESIDENTIAL ADJACENCY AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

160 * 0472 AGGEOYS -

Application Location



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

Public Hearing Information

Meeting: City Council
Date: 05/15/2024
Location: City Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

ADD FLOOD CULVERTS ACROSS BACK-DUP ROAD TO RANCHO.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

RETURN 16' EASEMENT TAKEN BY CLARK COUNTY UTILITY

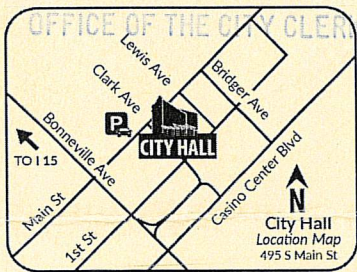
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City Council Meeting of **05/15/2024**

2 DRDFNP1 79114

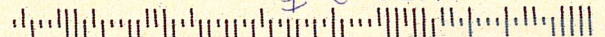
NOTE : TO THE SOUTH & EAST

ARE SINGLE FAMILY HOMES 2 OF
THEM. STICKING 80 REMAIN UNITS
IN A SIMILAR AMOUNT OF SPACE IS

TOO CROWDED. THERE ARE ALREADY CONDOS ACROSS
THE STREET AND AN APARTMENT TO THE EAST,
WE BOUGHT AWAY FROM THE CENTER
OF TOWN TO HAVE SPACE AND PEACE,

PLEASE DO NOT ALLOW MORE TRAFFIC &
MORE CROWDING TO MAKE OUR NEIGHBORHOOD
LESS DESIRABLE AND MORE
URBANIZED JUST SO SOMEONE CAN

24-0067 MAKE A LARGE PROFIT.
13812211030 DONT SACRIFICE THIS
BURNETTE BARBARA ANN
PO BOX 8181 NEIGHBORHOOD. IT
AMARILLO TX 79114 IS ALREADY OVERBUILT
CONSIDERING ORIGINAL ZONING
FOR THE AREA, I WOULD BE IT IF
THERE TO SPEAK AGAINST
I COULD.



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Submitted after final agenda

#50a-c