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

Planning Comments

From: noreply@formstack.com
Sent: Monday, January 8, 2024 8:12 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 01/08/24 8:11 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23007SDR1

Position: I OPPOSE the project and all related applications.

Name: Jennifer Lee Rachiell

Residential or Business Address: Residential @ 2601 Gilmary Avenue
2601 Gilmary Avenue
Las Vegas, NV 89102-2063

Phone: (702) 521-8208

Email: jlrnevada@gmail.com

Comments:

As a lifetime Nevada resident & 37 year resident of Clark County, 25 as an elementary school teacher, I believe this project will not only jeopardize the integrity of the neighborhood, but overpopulate of the nearby schools. The closest intersection has zero business having residential property adjacent. The influx of traffic after Chick-fil-A came has been a noticeable disruption... what would this do?! Please, help preserve four local historic neighborhoods, including mine, McNeil by opposing this project!

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Submitted after final agenda

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From: noreply@formstack.com
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Formstack Submission For: Planning App Comments
Submitted at 01/08/24 8:27 AM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Mindi Tobler

Residential or Business Address: 1404 s 17th st
Las vegas, NV 89104

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Formstack Submission For: Planning App Comments Submitted at 01/04/24 9:47 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Linda Ayres

**Residential or
Business
Address:** 1417 Bryn Mawr Ave.
Las Vegas, NV 89102

Phone: (702) 591-4460

Email: lindayres0811@gmail.com

Comments: Again, I am opposed to this project in its entirety. It does not belong in a predominantly, single-family neighborhood, particularly one that has been deemed historic by the city of Las Vegas. This should not move forward in any shape or form.

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Formstack Submission For: Planning App Comments Submitted at 01/05/24 5:30 AM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Mark and Mary Clewes

Residential or Business Address: 1812 Birch Street
Las Vegas , NV 89102

Phone: (702) 387-2033

Email: meclewes@gmail.com

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Formstack Submission For: Planning App Comments

Submitted at 01/05/24 11:24 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Deanna Grenkow

Residential or Business Address: 1601 Bryn Mawr Ave
Las Vegas, NV 89102

Phone: (702) 592-1060

Email: deanna.grenkow@gmail.com

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Submitted at 01/07/24 12:19 PM

Meeting Date:	Tuesday, January 9, 2024
Project Number:	23-0074
Position:	I OPPOSE the project and all related applications.
Name:	Amanda Garcia
Residential or Business Address:	1513 Kirkland Ave Las Vegas, NV 89102
Email:	am.kat.garcia@gmail.com

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 11:56 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Jose Partida Corona

Residential or Business Address: 1716 Loch Lomond Way
Las Vegas, NV 89102

Phone: (702) 528-9828

Email: jmpcorona@partidacorona.com

Comments: I oppose said waiver as it will still result in increased density and traffic in our community. By limiting them to the setbacks prescribed, we assure more reasonable development that will add housing, but not at the expense of the quality of the housing surrounding the development.

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 11:03 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Robert Briare

**Residential or
Business Address:** 2908 Bryant Ave
Las Vegas, NV 89102

Phone: (702) 283-3724

Email: briarebiz@gmail.com

Comments: Developing this property for high density housing is an inappropriate use of this land and is not compatible with all the neighborhoods surrounding it.

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 10:53 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Jayasingha Imogene

Residential or Business Address: 2104 Glen Heather Way
Las Vegas , NV 89102

Phone: (702) 862-6525

Email: petds62@gmail.com

Comments:

It infringes on our historic neighborhood, The city has not addressed or solved the traffic situation on rancho by adding another 400+ vehicles to that area makes it impossible for us to get in and out of our neighborhood with all the accidents currently on rancho sahara, oakey and charleston it has caused our vehicle insurance to go up.

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Submitted at 01/08/24 9:57 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Mica Keller

Residential or Business Address: 3204 Sonia Drive
Las Vegas , NV 89107

Phone: (702) 545-5439

Email: micakeller721@gmail.com

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 9:55 PM

Meeting Date:	Tuesday, January 9, 2024
Project Number:	23-0074
Position:	I OPPOSE the project and all related applications.
Name:	Alethia Olmedo
Residential or Business Address:	2113 W Oakey Blvd Las vegas, NV 89102
Phone:	(702) 334-3080
Email:	alethiaop@gmail.com
Comments:	I oppose both 23-0443-GPA1 and 23-0074-SD1

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 9:48 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0443-G

Position: I OPPOSE the project and all related applications.

Name: Alethia Olmedo

**Residential or
Business Address:** 2113 W Oakey Blvd
Las Vegas, NV 89102

Phone: (702) 334-3080

Email: alethiaop@gmail.com

Comments: I firmly oppose both projects 23-0443-GPA1 and 23-0074-SDR1
It is in detriment of our neighborhood and zone. There are no real studies about
this type of buildings in this area and all the implications regarding traffic and
resources. We firmly oppose to them

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 9:48 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074-S

Position: I OPPOSE the project and all related applications.

Name: Juan Cardenas

**Residential or
Business Address:** 2113 W Oakey Blvd.
Las Vegas, NV 89102

Email: jcardenas@ufc.com

Comments: This will be detrimental for several services in the area. Will create more traffic, will damage a historic neighborhood. Will decrease the value of my property, etc.

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Submitted at 01/08/24 9:44 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074-S

Position: I OPPOSE the project and all related applications.

Name: Alethia Olmedo

Residential or Business Address: 2113 W Oakey Blvd
Las Vegas, NV 89102

Phone: (702) 334-3080

Email: alethiaop@gmail.com

Comments: I oppose this project 23-0074-SDR1 and 23-0443-GPA1 because this is going to be a detriment for downtown and our neighborhood and is going to produce more traffic and this type of building is not suited for this area.

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Submitted at 01/08/24 8:59 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074-S

Position: I OPPOSE the project and all related applications.

Name: Mike Erickson

Residential or Business Address: 1809 Birch Street
Las Vegas , NV 89102

Phone: (702) 242-1961

Email: mikeywfo@gmail.com

Comments:

I disagree with this. It will bring to much traffic to this area. It will be unsafe for all who are driving and walking. For visitors and residents. This corrador on Rancho between Sahara and Charleston over the last few years is definitely less safe! Very scary to pull out of my neighborhood. Accidents have increased almost 100% After all of road changes and building that has already gone on. Sahara and Rancho intersection is already at 100% capacity and that is without all the new build that has already passed with the city on Rancho near Area 15. On Rancho over a thousand apartments and townhomes will be built including a hotel and all

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the new businesses. Sony, universal studios... That traffic has not been included in any study that has been done by builder or city that we can find. This is the last thing that the city should allow for this small corner. Smaller business which the new residence moving into the area and existing residents could utilize would be exceptable less traffic. But adding residents in the small location on the corner of Rancho and Sahara next to the freeway is just insane. A study found an average household has two to four cars. A traffic study I found stated that people leave their house four to five times per day. In which if there's over 344 units available just in residents not including the commercial traffic. This little corner is virtually going to be impossible to pass. And this is coming from somebody who grew up in LA. This is worse! This city is just as bad. My surrounding streets have already surpassed the traffic in the area in LA I grew up in. Which my parents still reside. So sad for my community! For your community!

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 8:56 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Shelli O'Steen

Residential or Business Address: 1509 Bryn Mawr Avenue
Las Vegas, NV 89102

Phone: (478) 731-6735

Email: shelliosteen@icloud.com

Comments:

I oppose both 23-0074-SDR1 & 23-0443-GPA1, as a homeowner in Glen Heather I relied on both current zoning and the 2050 Master Plan which indicated the area in question to be over lower density commercial use. Rancho is already at close to capacity for traffic between Sahara and Oakey. Changing the plan only a couple of years after community input is not acceptable. Glen Heather is a historic neighborhood that needs protection from high density development. I relied on the city's master plan in my decisions to improve my property than will be negatively impacted by the passage of either of these proposed changes.

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Submitted at 01/08/24 8:21 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: ROBERT SEQUEIRA

Residential or Business Address: 2133 GLEN HEATHER WAY
LAS VEGAS, NV 89102

Phone: (702) 506-2912

Email: twosunsets@yahoo.com

Comments: Egress to the proposed apartment complex is a major concern. Not only will traffic increase in an already congested area, but a life-threatening situation will be imminent. What are the evacuation plans for the area? How will first responders gain access in an emergency situation? With residents rapidly leaving, this will impede first responders access to the area and the property.

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 8:05 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Michelle Maffey

Residential or Business Address: 2805 Cameo Circle
LAS VEGAS, NV 89107

Phone: (702) 807-7894

Email: mmmaffey@gmail.com

Comments: This apartment complex does not belong in this vintage neighborhood.

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Formstack Submission For: Planning App Comments Submitted at 01/08/24 7:54 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Rebeca Golden

Residential or Business Address: 1208 Buehler Drive
Las Vegas, NV 89102

Phone: (718) 781-5680

Email: pjsnoop88@yahoo.com

Comments: I oppose revising zoning density and 7-story structure adjacent to a single family resident neighborhood.

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Meeting Date:	Tuesday, January 9, 2024
Project Number:	23-0074
Position:	I OPPOSE the project and all related applications.
Name:	Alexis Tenner
Residential or Business Address:	2804 mason ave Las Vegas , NV 89102
Phone:	(949) 887-4368
Email:	lexietenner@gmail.com

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Submitted at 01/08/24 8:15 PM

Meeting Date:	Tuesday, January 9, 2024
Project Number:	23-0074
Position:	I SUPPORT the project and all related applications.
Name:	Brittany Llewellyn
Residential or Business Address:	200 Stonewood Court Las Vegas , NV 89107
Email:	soillusory@att.net



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Submitted at 01/08/24 8:14 PM

Meeting Date:	Tuesday, January 9, 2024
Project Number:	23-0074
Position:	I SUPPORT the project and all related applications.
Name:	Trevor Hayes
Residential or Business Address:	3108 Sonia Dr. Las Vegas, NV 89107
Email:	iamthayes@gmail.com

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Submitted at 01/08/24 11:00 PM

Meeting Date: Tuesday, January 9, 2024

Project Number: 23-0074

Position: I SUPPORT the project and all related applications.

Name: Franklin Logan

Residential or Business Address: 2201 Bonnie Brae Ave
Las Vegas, NV 89102

Phone: (917) 783-9799

Email: franklinvictorlogan@gmail.com

Comments:

Hi there, I would like to submit our approval for the construction of the mixed use development on the corner of Sahara and Rancho. Studies and research have been done and continue to be done, and the evidence is overwhelmingly conclusive. Building more housing, even luxury housing, stabilizes costs, increases availability across all price brackets and improves conditions for all the people in our community, especially those more marginalized members of our society. On top of that an increase in housing density stands to have economical benefits by bringing more money and retail investments into our community. Density has a paramount

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environmental impact, as reducing sprawl is crucial to fighting climate change, something we all have an acute need to do. This also improves equity for our community, preventing stability and safety being a luxury only afforded to the wealthiest of us. This development stands to be a step in the right direction.

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