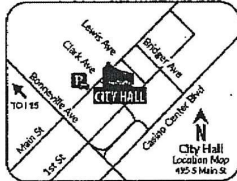


City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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/planningcomments. 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.

24-0657-VAR1

Planning Commission Meeting of 02/11/2025

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Las Vegas, NV
Permit No. 1630

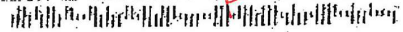
MAINTAINING SETBACK +
SEPARATION STANDARDS IS
ABSOLUTELY VITAL TO
PROTECTING THE CHARACTER
OF MCNEIL.

24-0657-VAR1
16205511001
REZA JAMES P & STACID
1201 STRONG DR
LAS VEGAS NV 89102-2100

How many times does
THIS HAVE TO BE DENIED
ON THIS SAME PROPERTY?

Item 21

88 LRCFNP1 09102



Submitted after final agenda

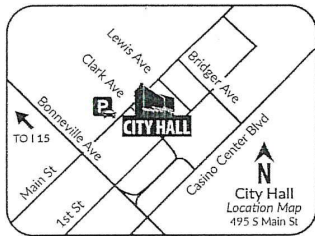
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FEB 10 2025

Dept of Planning
City of Las Vegas

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

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City of Las Vegas

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24-0657-VAR1

Planning Commission Meeting of **02/11/2025**

24-0657-VAR1

16205510007

NEWBERRY DENNIS & SHIRLEY FAM TR

NEWBERRY DENNIS W & SHIRLEY TRS

1124 CAHLAN DR

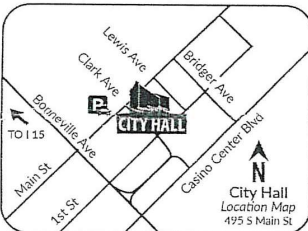
LAS VEGAS NV 89102-2114

Item 31
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91

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

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City of Las Vegas

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24-0657-VAR1

Planning Commission Meeting of **02/11/2025**

24-0657-VAR1

16205510008

NEWBERRY DENNIS & SHIRLEY FAM TR

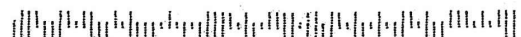
NEWBERRY DENNIS W & SHIRLEY TRS

1124 CAHLAN DR

LAS VEGAS NV 89102-2114

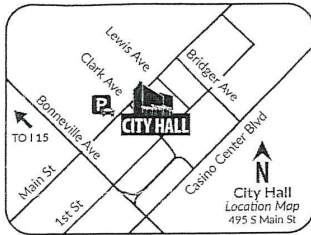
Item 31
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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I OPPOSE
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24-0657-VAR1

Planning Commission Meeting of **02/11/2025**

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FEB 06 2025

Dept of Planning
City of Las Vegas

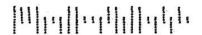
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Las Vegas, NV
Permit No. 1630

24-0657-VAR1
16205513002
OCHOA SERGIO
1213 STRONG DR
LAS VEGAS NV 89102

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LRDFNP1 89102



February 8, 2025

Subject: Project Number 24-0657-VAR1

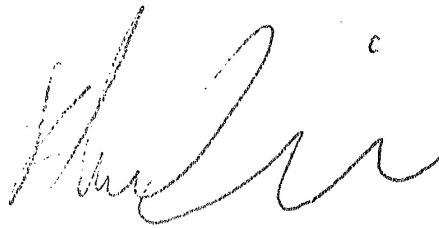
To Whom It May Concern,

I am writing to express my support for the approval for Project Number 24-0657-VAR1 located at 1110 Strong Drive, Las Vegas, NV 89102.

I reside at 1111 Strong Drive, Las Vegas, NV 89102 and believe this construction will be beneficial to the property and the neighborhood.

Thank you,

1111 Strong Drive
Las Vegas, NV
89102

A handwritten signature in black ink, appearing to read "Adrian Plata", is written over the address block.

Submitted at Planning Commission

Date 2/11/25 Item 31

By Adrian Plata

Alvy Cook
Connie Cook
1117 Strong Drive
Las Vegas, NV 89102

February 7, 2025

Subject: Project Number 24-0657-VAR1

To Whom It May Concern,

In the matter of improvements and variance on 1110 Strong Drive, Las Vegas, NV 89102 we would like to share our support for project approval.

We live at 1117 Strong Drive, across the street from this property, and have seen this property remain vacant without any permanent structures for over a decade. It would be a benefit to our quality of living, as well as an improvement to the neighborhood, if the owners were approved to build a home on the lot.

Over the last decade, this vacant lot has repeatedly attracted homeless campers that leave trash and debris around the property and neighbor. This has greatly impacted how we are able to enjoy our home and feel secure.

The owners of this land want to build a beautiful home and have other well-maintained properties in the neighborhood. It is evident that they are committed to adding value to our neighborhood.

We have been living with the impact of this empty lot for too long, and we would greatly appreciate if this project was approved. It would add incredible value and benefit to all who live around this land.

Thank you,
Alvy and Connie Cook



Plata Design
AAPRD LLC

IMPACTED NEIGHBOR STATEMENT

Owner's Name: Rosie Landa

Address: 1110 Strong Dr Las Vegas, NV 89102

Proposed: Construct 2 Story Family Residence with Attached 3-Car Garage

On January 28, 2025, I presented the attached plans to the following affected neighbors for their review. Each neighbor has been notified that the plans are being submitted for approval.

1. Adjacent Neighbor

- a. Name: BRIANNA LONDON
b. Phone Number: 702-574-7440
c. Address: 1124 STRONG DR
d. APN: 162-05-512-010

1/28/2025

☒ I have been made aware and consent to the proposed improvements.

Comments: HAPPY TO SEE THEM BUILD. MY ONLY CONCERN IS PRIVACY FROM OUR SIDE SECOND FLOOR

2. Adjacent Neighbor

- a. Name: Amy Tabor
b. Phone Number: 702-812-4835
c. Address: 2600 Ashby Ave
d. APN: 162-05-512-011

12/19/2024

☒ I have been made aware and consent to the proposed improvements.

Comments: beautiful home. Mostly concerned about backyard bathroom for residents/family's safety

3. Facing Neighbor

- a. Name: Alvy & Connie Cook
b. Phone Number: 702-245-7861
c. Address: 1117 Strong Dr
d. APN: 162-05-511-005

Connie # 702-823-6677

☒ I have been made aware and consent to the proposed improvements.

Comments: _____

4. other-facing Rear Neighbor

- a. Name: _____
b. Phone Number: _____
c. Address: _____
d. APN: _____

☐ I have been made aware and consent to the proposed improvements.

Comments: _____

