

**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**

02/26/2025

Fred,  
Requesting abeyance for the Mod and Variance (25-0037) to the April 8th Planning Commission.

Thanks,  
Chris

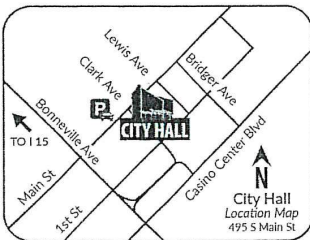
[carmstrong@olympiacompanies.com](mailto:carmstrong@olympiacompanies.com)

**Submitted after final agenda**

RECEIVED 02/26/25  
03/11/25 PC MEETING  
ITEMS 42a - 42b

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

**Return Service Requested**  
**Official Notice of Public Hearing**



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City of Las Vegas

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I SUPPORT  
this Request



I OPPOSE  
this Request

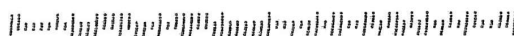
Please use available blank space on card for your comments.

**25-0037 and 25-0037-MOD1 and 25-0037-VAR1**

Planning Commission Meeting of 03/11/2025

Building too close to The Wash / disturb nature / increase traffic  
up by me.

6516586066 H409



25-0037  
12614812101  
METZGER DEBRA LISA LIVING TRUST  
METZGER DEBRA L TRS  
10939 STONE CROSSING AVE  
LAS VEGAS NV 89166

Hams 42a-42b  
P

Department of Community Development  
495 S. Main Street – Third Floor  
Las Vegas, NV 89101

7 March 2025

RE: 11 March Planning Committee Meeting

Comments below pertain to Commission Meeting Agenda Item 42.

As an engineer that worked for the Army's Corp reviewing projects, I previously offered possible impediments to this effort to the Commission. I do appreciate the Las Vegas City staff responses.

My home is on a street that abuts this Olympia Companies driven development. The admittedly small number of my neighbors I've talked to generally support this effort. The consensus is that we want the unsettling aspects of the construction itself to be completed as quickly as legally possible.

We would appreciate this letter being read during the period addressing Item 42 and attached to the minutes of the meeting.

Our major concern is not knowing the plan for potable water continuing to be provided to our Skye Hills community as the much larger development's homes become occupied. This would include a demand for the mandatory water used to maintain shrubbery.

I printed out the complete Agenda Item 42. I do find the two "public facility" water "reservoirs. These are presently the source of our water. The impact of any loss of water pressure has also been advanced by my neighbors as a concern. Perhaps a comment during the meeting from your staff addressing the future of our water supply would relieve some of the anxiety.

The developer seems to pursue the request for variances to design guidelines as cost saving initiatives. I point to the current 25-0037 effort to avoid the concrete channels required by the Skye Summit Master Plan. I request that the Commission agree with the staff recommendation to disapprove the developer's request for this major variance.

The comprehensive plan for rain water runoff was well done. I suggest that the location of the proposed underground conduit of water between the Kyle Canyon and BLM-10 detention basins be added to the development package.

And finally. I again draw attention to the southern terminus of the roadway identified as Sheep Mountain Parkway. Hopefully City traffic engineers have evaluated the impact of the increased traffic turning onto Shaumber Road and also its intersection with Ann Road. Actually, the result of this increase (perhaps only during parts of the day) on the Ann Road junction with CC-215 might need some adjustment.

To a lesser degree, the vehicles exiting Canyon Walk using Centennial Parkway will intersect with Shaumber Road and could join the traffic towards Ann Road or continue east and past the high school to the to CC-215's Haulapai interchange.

These future traffic considerations have most likely been addressed, but a comment confirming this during the planning meeting would be appreciated.

Respectfully submitted,

Walter Seip  
6556 Corsari Ridge Street Las Vegas, NV 89166-2006  
walterseip@cox.net

*Walter Seip*

*Hems 42a-42b*

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## Planning Comments

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### Formstack Submission For: Planning App Comments Submitted at 03/10/25 11:43 AM

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Meeting Date:	Tuesday, March 11, 2025
Project Number:	25-0037
Position:	I OPPOSE the project and all related applications.
Name:	Sally Arimoto
Residential or Business Address:	10909 Oregano Avenue Las Vegas, NV 89166
Phone:	(310) 422-0618
Email:	sallyarimoto@gmail.com

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### Formstack Submission For: Planning App Comments Submitted at 03/08/25 11:04 AM

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City of Las Vegas

Meeting Date:	Tuesday, March 11, 2025
Project Number:	25-0037
Position:	I OPPOSE the project and all related applications.
Name:	Aaron Luna
Residential or Business Address:	6867 Marjoram Street Las Vegas, NV 89166
Phone:	16193396703
Email:	aaronlunada@gmail.com

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### Formstack Submission For: Planning App Comments Submitted at 03/08/25 11:06 AM

Meeting Date:	Tuesday, March 11, 2025
Project Number:	25-0037-M
Position:	I OPPOSE the project and all related applications.
Name:	Aaron Luna
Residential or Business Address:	6867 Marjoram Street Las Vegas, NV 89166
Phone:	16193396703
Email:	aaronlunada@gmail.com
Comments:	MOD1 AND VAR1

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### Formstack Submission For: Planning App Comments Submitted at 03/08/25 9:19 PM

**Meeting Date:** Tuesday, March 11, 2025

**Project Number:** 25-0037

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

**Name:** John G

**Residential or  
Business Address:** 10946 Cambridge Lakes Ave  
Las Vegas, NV 89166

**Comments:**

Concrete channels are used for a reason. Do not cut corners that will hurt homeowners down the line.

1. Erosion and channel shifting are bigger concerns for natural washes in a desert.
2. Concrete channels move water more predictably away from developments.
3. Natural washes in deserts require upkeep and maintenance that this developer may not make good on down the line, leaving homeowners to pick up the bill.

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### Formstack Submission For: Planning App Comments Submitted at 03/09/25 2:19 PM

Meeting Date:	Tuesday, March 11, 2025
Project Number:	25-0037
Position:	I SUPPORT the project and all related applications.
Name:	Gerald Eastburn
Residential or Business Address:	10967 Tracy Stevens Avenue Las Vegas, NV 89166
Email:	Brewsbro@msn.com

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Items 42a-42b  
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