

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

October 9, 2023

VIA EMAIL – ldholmes@lasvegasnevada.gov

Ms. LuAnn Holmes, City Clerk
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

**Re: *Hold Letter – Morgan Stonehill – Sahara/Rancho (23-0074-SDR1)
City of Las Vegas Planning Commission hearing on October 10, 2023***

Dear Ms. Holmes:

We are respectfully requesting that the above-referenced project be held from the October 10, 2023 City of Las Vegas Planning Commission hearing to the December 12, 2023 City of Las Vegas Planning Commission hearing.

Thank you.

Very truly yours,

KAEMPFER CROWELL



Jennifer Lazovich

JJL:jmd

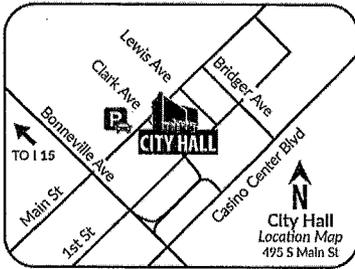
cc: Peter Lowenstein

Submitted after final agenda

**ITEM 21
RECEIVED 10/9/23
10/10/23 PC MEETING**

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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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0074-SDR1

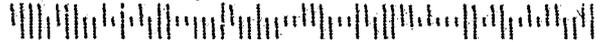
Planning Commission Meeting of **10/10/2023**

23-0074-SDR1
16205716027
GAN LIN
2001 DE OSMAN ST
LAS VEGAS NV 89102

Submitted at Planning Commission

Date 10/10/23 Item 21
by staff

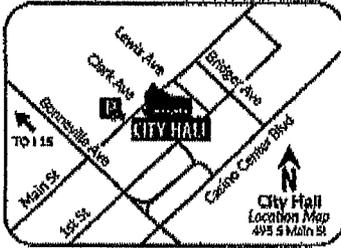
09 CRDPNP1 09102



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495 South Main Street
Las Vegas, Nevada 89101

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23-0074-SDR1
16204310008
MORAN KEVIN M & SHERRY L
1504 BRYN MAWR AVE
LAS VEGAS NV 89102-4447

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0074-SDR1
Planning Commission Meeting of 10/10/2023

21
P

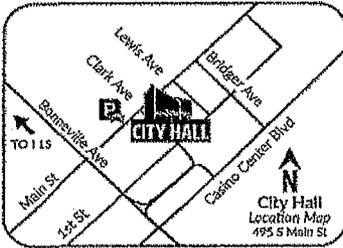
23 0074 SDR1 101023



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23-0074-SDR1
16204410002
FERNANDEZ ALAIN GONZALEZ
2217 GLEN HEATHER WAY
LAS VEGAS NV 89102
Submitted after final agenda

I SUPPORT
this Request

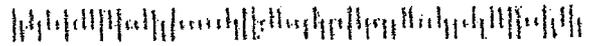
I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0074-SDR1
Planning Commission Meeting of 10/10/2023

21P

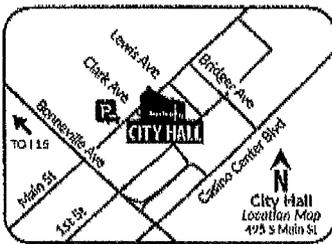
23 0074 SDR1 101023



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23-0074-SDR1
16204312024
GLEN HEATHER PROPERTIES L L C
3000 LANTERN LN
LAS VEGAS NV 89107

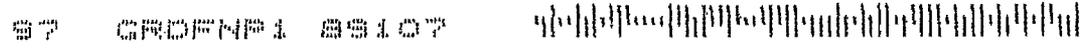
I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0074-SDR1
Planning Commission Meeting of 10/10/2023

ZIP



10/09/2023 11:00AM FAX 7028709587

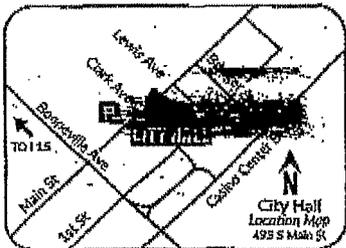
THE UPS STORE #0375

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23-0074-SDR1
16204411008
KNAPP KURT
2008 BIRCH ST
LAS VEGAS NV 89102

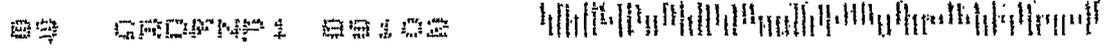
I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

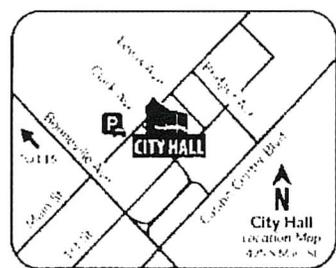
23-0074-SDR1
Planning Commission Meeting of 10/10/2023

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SUPPORT
this Request

OPPOSE
this Request

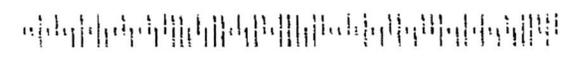
Please use available blank space on card for your comments.

23-0074-SDR1

Planning Commission Meeting of **10/10/2023**

23-0074-SDR1
16204312022
SCOTT MARK C H & ELLEN P
1508 KIRKLAND AVE
LAS VEGAS NV 89102-4432

89 0909NF1 09102



Planning Comments

From: noreply@formstack.com
Sent: Monday, October 9, 2023 11:52 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments Submitted at 10/09/23 11:51 AM

Meeting Date: Tuesday, October 10, 2023

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Sam Mellon

Residential or Business Address: 2109 Bonnie Brae Ave
Las Vegas, NV 89102

Phone: (323) 529-7527

Email: sammellon@gmail.com

Comments: Very concerned about the high density encroachment onto the Glen Heather neighborhood and especially the residents that back up to this development which appears to have pretty unlimited restrictions. I am not opposed necessarily to the project,, but want to city to be looking out for our established neighborhood. Considerations for our increased traffic cutting through our neighborhood and the way the building will effect our views/privacy/ and sunlight exposure in the winter months when the sun is low is of my largest concerns. Please limit this project so that it can add to our community, rather than squash us.

A handwritten signature in red ink, appearing to be 'ZP'.

Planning Comments

From: noreply@formstack.com
Sent: Monday, October 9, 2023 1:17 PM
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Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments Submitted at 10/09/23 1:17 PM

Meeting Date: Tuesday, October 10, 2023

Project Number: 23-0074-S

Position: I OPPOSE the project and all related applications.

Name: Suzanne Woodbury

Residential or Business Address: 1505 Bryn Mawr Ave
Las Vegas , NV 89102

Phone: (702) 236-3496

Email: inkylouise@aol.com

Comments: Landowner is not keeping up business on property well as is ! Litter in area has increased significantly with all the traffic from Sahara to our neighborhood! We have driven by lot on weekends and The tenants garbage is overflowing so landlord is not infourcing tenants. We find trash from Chick-fil-A all through your neighborhood and up and down rancho! Too much increased traffic causing death as well. Originally supported the development but it has been a nightmare and I wish I never had as the business also attract homeless to rummage in trash and beg. No more expansion! I feel as tho the land owner knew they wanted to develop

219

the parcel to apts when first took over but knew they wouldn't get support for all of it and held out! No!

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Meeting Date:	Tuesday, October 10, 2023
Project Number:	23-0074-S
Position:	I OPPOSE the project and all related applications.
Name:	Bruce Woodbury
Residential or Business Address:	1505 Bryn Mawr Ave Las Vegas , NV 89102
Phone:	(702) 236-3496
Email:	mrsmileyus@yahoo.com
Comments:	No! No more!

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Planning Comments

From: noreply@formstack.com
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Meeting Date: Tuesday, October 10, 2023

Project Number: 23-0074-S

Position: I OPPOSE the project and all related applications.

Name: Sharon Elam

Residential or Business Address: 1808 Ivanhoe Way
Las Vegas, NV 89102

Phone: (702) 274-9840

Email: sharonelam@me.com

Comments: We have lived in Glen Heather subdivision for 31 years. We love the community and our neighbors. The traffic this building will cause will be horrendous. And I pity the poor people whose land backs up to the apartment building. How would you like to have 352 apartments overlooking your back yard? Our house is paid for but we'll never be able to sell it at a decent price because of the apartment building being so close. It will kill our house value. Don't bring the Big City into our Small Town community.

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Meeting Date:	Tuesday, October 10, 2023
Project Number:	23-0074-S
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:	petds01@icloud.com

Comments:

I totally oppose thus project un shape or form.

You are encroaching on our neighborhood we have enough concrete surrounding us with the freeway, medical buildings which is going to cause our heat index to go up even more. Las vegas can barely support the existing residents cutting our water usage, our electric rates have risen to ridiculous prices even though we use less now. So hie does adding more apartments and retail space to put a further burden on the system and our power grid help.

219

2. With the widen if rancho which has become a death trap it cant handle the traffic we already have and we cant get in and out of our neighborhood s safely and a timely manner . B. As the traffic accident's have increased you have put a further burden on the residents in causing us to have higher insurance rates for 89102 area.

C. We will have more traffic speeding and cutting through our neighborhoods recently obe of our neighbors died from a fatal accident trying to get out of our neighborhood to go to work thru no fault of her own NDOT has nit addressed any of these issues 😊.

Also with the area 15 expansion which will add mire amenities and housing we really don't feel adding apartments will help the community Out grocery stores, dmv and the likes can barely support the existing community without excessive wait tines.

Remember people vote not corporations, how ever i am well aware they mJe healthy donations to get their agendas passed as a member of this community if glen heather since 1990 i i will be taking the names of elected officials that vote for this project

GLEN HEATHER IS A HISTORIC AL NEIGHBORHOOD AND IS GETTING ENCROACHED ON.

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Planning Comments

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Meeting Date: Tuesday, October 10, 2023

Project Number: 23-0074-S

Position: I OPPOSE the project and all related applications.

Name: Gladstone Jayasingha

Residential or Business Address: 2014 Glen Heather Way
Las vegas , NV 89102

Phone: (702) 862-6525

Email: gladstonehay@gmail.com

Comments:

totally oppose thus project un shape or form.

You are encroaching on our neighborhood we have enough concrete surrounding us with the freeway, medical buildings which is going to cause our heat index to go up even more. Las vegas can barely support the existing residents cutting our water usage, our electric rates have risen to ridiculous prices even though we use less now. So hie does adding more apartments and retail space to put a further burden on the system and our power grid help.

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GLEN HEATHER IS A HISTORIC AL NEIGHBORHOOD AND IS GETTING ENCROACHED ON.

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Meeting Date:	Tuesday, October 10, 2023
Project Number:	23-0074-S
Position:	I OPPOSE the project and all related applications.
Name:	Mary Clewes
Residential or Business Address:	1812 Birch St Las Vegas, NV 89102
Phone:	(702) 387-2033
Email:	meclewes@gmail.com

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Meeting Date: Tuesday, October 10, 2023

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Thomas Przewor

Residential or Business Address: 1800 Loch lomond Way
Las Vegas, NV 89102

Phone: (702) 768-6195

Email: katiatom@cox.net

Comments: I have lived in this neighborhood since 1977. I would like to keep it a residential neighborhood.

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Planning Comments

From: noreply@formstack.com
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Meeting Date:	Tuesday, October 10, 2023
Project Number:	23-0074
Position:	I OPPOSE the project and all related applications.
Name:	Miranda McCalla
Residential or Business Address:	1701 Birch Street Las Vegas, NV 89102
Phone:	(702) 496-0450
Email:	miranda1275@hotmail.com
Comments:	Project 23-0074-SDR1 as a resident of Glen Heather I oppose the proposed project.

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Planning Comments

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Meeting Date:	Tuesday, October 10, 2023
Project Number:	23-0074
Position:	I OPPOSE the project and all related applications.
Name:	Miranda McCalla
Residential or Business Address:	1701 Birch Street Las Vegas, NV 89102

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Meeting Date:	Tuesday, October 10, 2023
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
Phone:	(702) 556-5332
Email:	juanmario.cardenas@gmail.com

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Meeting Date:	Tuesday, October 10, 2023
Project Number:	23-0074
Position:	I OPPOSE the project and all related applications.
Name:	Alethia Olmedo Perlasca
Residential or Business Address:	2113 W Oakey blvd Las Vegas, NV 89102
Phone:	(702) 334-3080
Email:	alethiaop@gmail.com
Comments:	I oppose The Plan Amendment 23-0443-GPA1 and The apt building 23-0074-SDR1.

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Formstack Submission For: Planning App Comments Submitted at 10/09/23 3:13 PM

Meeting Date: Tuesday, October 10, 2023

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 am opposed to the variance for setback as it deviates considerably what is the norm for a building next to R-1 as set forth by title 19.08. Their request of only abiding by one fourth of the required setback would cause a towering eye soar in our established residential community and likely reduce property values as voiced by many of my neighbors on Glen Heather Way in particular.

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Planning Comments

From: noreply@formstack.com
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Formstack Submission For: Planning App Comments Submitted at 10/09/23 6:54 PM

Meeting Date: Tuesday, October 10, 2023

Project Number: 23-0074

Position: I OPPOSE the project and all related applications.

Name: Robert Apple

Residential or Business Address: 2700 Colanthe Avenue
LAS VEGAS, NV 89102

Phone: (702) 596-4144

Email: bob@bobapplelaw.com

Comments: We are 38 year residents of McNeil Estates. Sahara / Rancho is one of the most congested intersections in the City. Traffic congestion is a huge problem. There is only one driveway into the property - controlled by traffic signals. That driveway is just 600 feet from Sahara - a State Highway - with its 13 east west traffic lanes and multiple traffic signals. Traffic backs up in all directions at peak hours - with cars that entered on green trapped when red - blocking traffic with the right of way. Chic-fil-A worsens the traffic with its drive thru lanes that back up to the single driveway roundabout just 200 feet into the project from Rancho. A 7 story

ZIP

352 unit apartment complex 60 feet from the South border of the Glen Heather residential neighborhood will create an intolerable nuisance with its noise, congestion, and traffic. Our historic McNeil neighborhood, Glen Heather, Scotch 80's, et al, deserve the focused efforts of the Planning Commission and City Council to stop this project in its tracks - right now. Please send a message that enough is enough- no more on this corner.

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



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*Teresa Erikson
1809 Birch St.
Las Vegas, NV 89102*

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I SUPPORT this Request

I OPPOSE this Request

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23-0074-SDR1

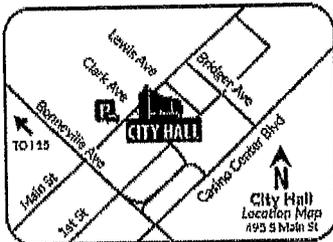
Planning Commission Meeting of 10/10/2023

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City of Las Vegas, Department of Community Development
495 South Main Street
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*Steven Gibson
1705 BIRCH
LV, NV 89102*

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23-0074-SDR1

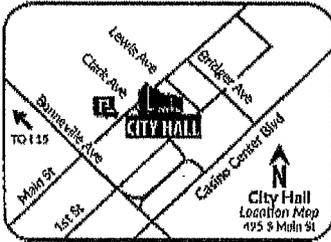
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Todd Von bastiaans
1708 Birch St

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23-0074-SDRI

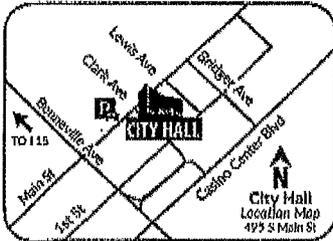
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Mark & Deborah
Alexander
1413 Kirkland Ave
Las Vegas, NV 89102

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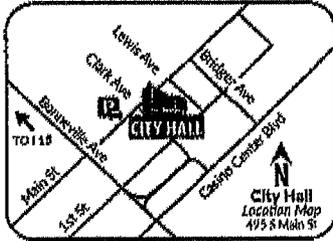
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shelly Walters
2112 Kirkland Ave
Las Vegas, NV 89102

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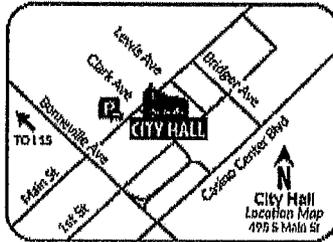
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21
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christine shaffer
1613 Inverness
Las Vegas, NV 89102

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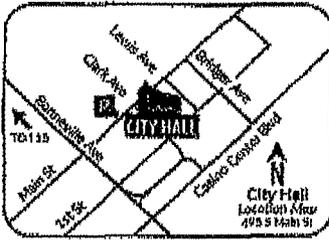
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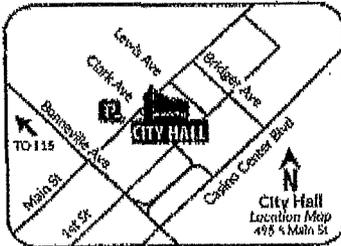
Planning Commission Meeting of 10/10/2023

Tom Shaw 2713 Colanthe LV NV 89102

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*Jack Vickers
1600 Kirkland Ave*

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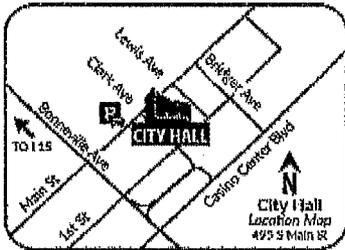
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Charles D. Howell
1521 Inverness Ave

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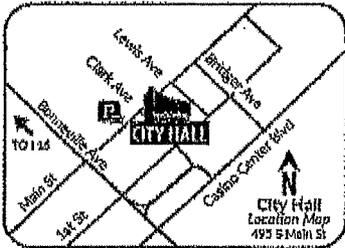
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Shelli O'Steen
1509 Bryn Mawr Ave

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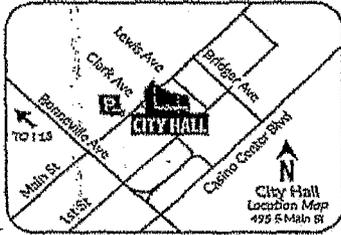
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BRADLEY SCHRAGER
1512 KIRKLAND AVE
LAS VEGAS, NV 89102

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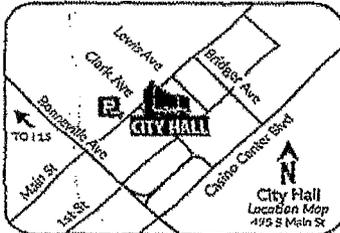
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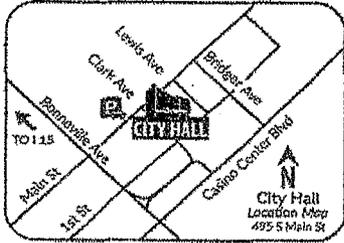
Planning Commission Meeting of 10/10/2023

Silvia Solis
1517 Kirkland Ave
Las Vegas NV
89102

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

FRANKLIN B Whitaker
2108 Kirkland #
89102

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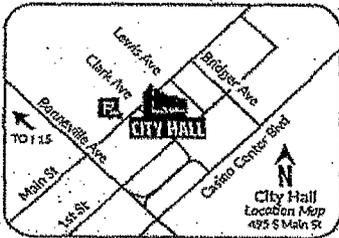
Oct 8, 2023

Franklin B Whitaker

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Planning Commission Meeting of 10/10/2023

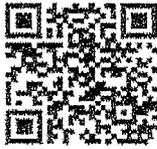
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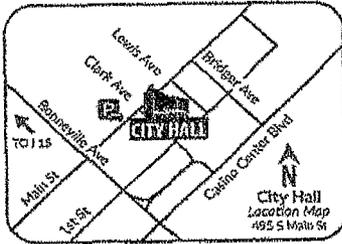
CATHARINA FAVELA
2124 GLEN HEATER
WAY LAS VEGAS
89102
Catharina Favela

ZIP

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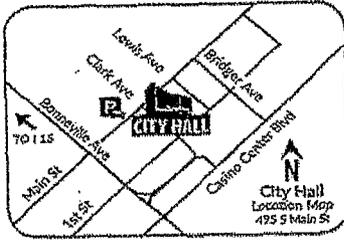
2304 Glen Heather
Las Vegas

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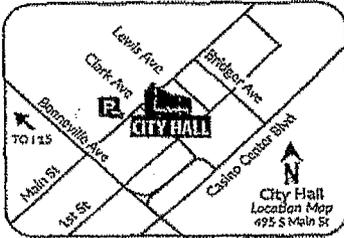
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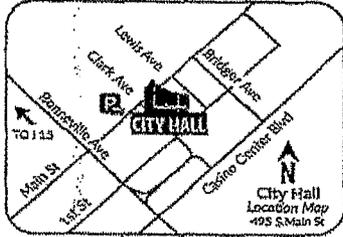
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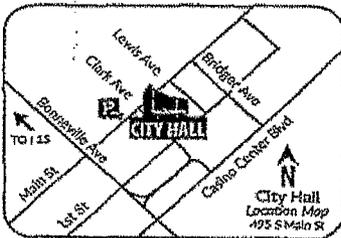
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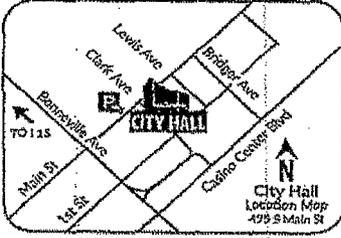
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2113 Glen Heather Way

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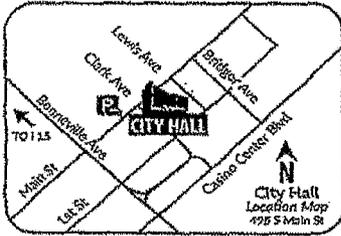
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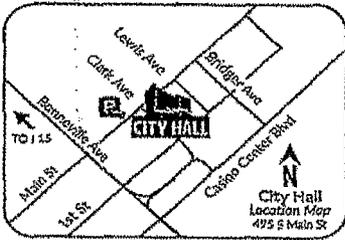
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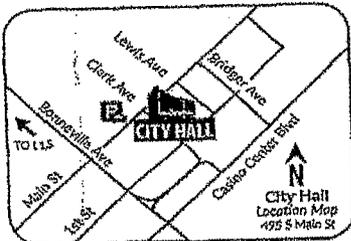
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Wilder Horton

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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. 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.

23-0074-SDR1

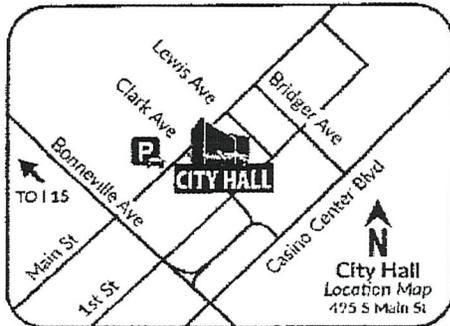
Planning Commission Meeting of 10/10/2023

ZIP

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

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Jamie Bennett
2116 Kirkland Ave.
Las Vegas, NV
89102

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this Request

I OPPOSE
this Request

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23-0074-SDR1

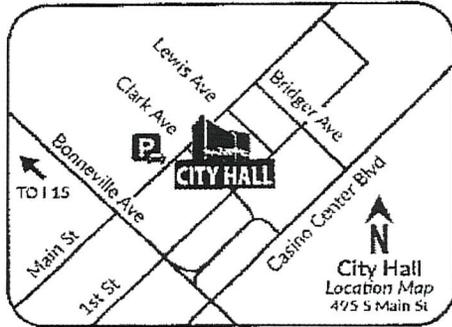
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Nicholas Bennett
2116 Kirkland Ave.
Las Vegas, NV 89102

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23-0074-SDR1

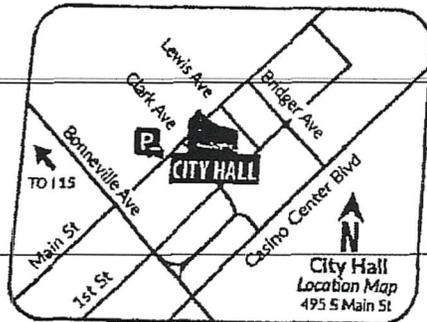
Planning Commission Meeting of **10/10/2023**

ZIP

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

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WILLIAM BENNETT
1301 STRAIN DR
LAS VEGAS, NV 89102

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

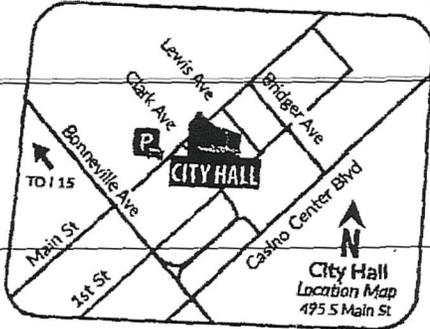
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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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SUZAN BENNETT
1301 STRONG DR
LAS VEGAS, NV 89102

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Planning Commission Meeting of 10/10/2023

Raifery Homes

Oct 09 23, 07:56p

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