

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

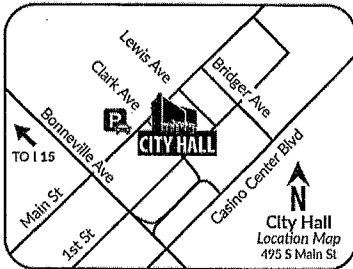
cc: Peter Lowenstein

Submitted after final agenda

**ITEM 21
RECIEVED 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



Scan or go to:

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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

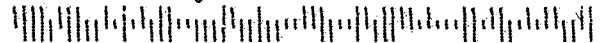
PRSR
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Las Vegas, NV
Permit No. 1630

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

Submitted at Planning Commission

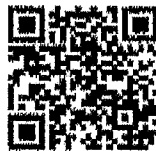
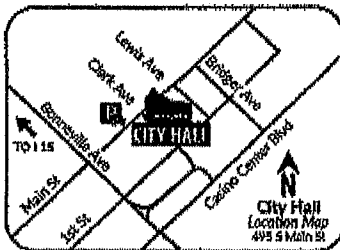
Date 10/10/23 Item 21
by Staff

03 CRDPNP1 03102



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

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I SUPPORT
this Request



I OPPOSE
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Please use available blank space on card for your comments.

23-0074-SDR1

Planning Commission Meeting of 10/10/2023

23-0074-SDR1

16204310008

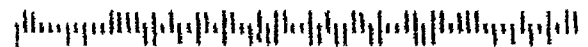
MORAN KEVIN M & SHERRY L

1504 BRYN MAWR AVE

LAS VEGAS NV 89102-4447

21
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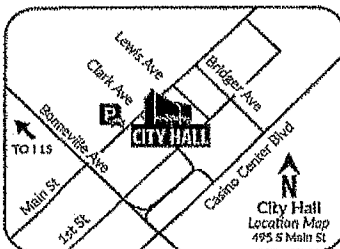
89 GRCFNP1 89102



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I SUPPORT
this Request



I OPPOSE
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Please use available blank space on card for your comments.

23-0074-SDR1

Planning Commission Meeting of 10/10/2023

23-0074-SDR1

16204410002

FERNANDEZ ALAIN GONZALEZ

2217 GLEN HEATHER WAY

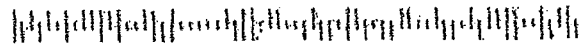
LAS VEGAS NV 89102

Submitted after final agenda

[Handwritten signature]

21P

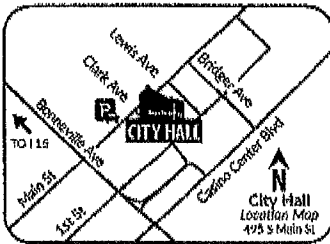
89 GRCFNP1 89102



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

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this Request

☒ I OPPOSE
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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

23-0074-SDR1

16204312024

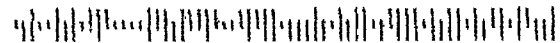
GLEN HEATHER PROPERTIES L L C

3000 LANTERN LN

LAS VEGAS NV 89107

ZIP

23 0074-SDR1 89107



10/09/2023 11:00AM FAX 7028709587

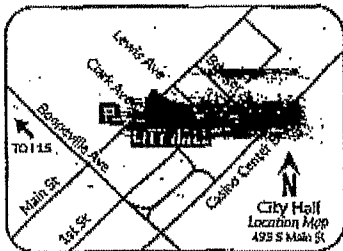
THE UPS STORE #0375

0001/0001

City of Las Vegas, Department of Community Development
495 South Main Street
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☐ I SUPPORT
this Request

☒ I OPPOSE
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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

23-0074-SDR1

16204411008

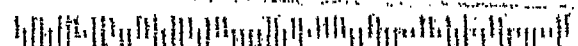
KNAPP KURT

2008 BIRCH ST

LAS VEGAS NV 89102

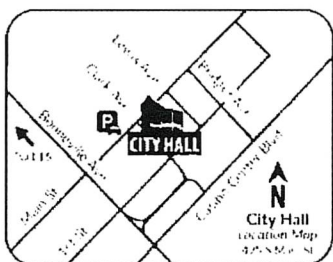
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23 0074-SDR1 89102



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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

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

65 GRCFNP1 09102



21

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.

219

Planning Comments

From: noreply@formstack.com
Sent: Monday, October 9, 2023 1:17 PM
To: Planning Comments
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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Formstack Submission For: Planning App Comments

Submitted at 10/09/23 1:20 PM

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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Formstack Submission For: Planning App Comments Submitted at 10/09/23 1:31 PM

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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Formstack Submission For: Planning App Comments Submitted at 10/09/23 2:07 PM

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 times.

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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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.

Planning Comments

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Formstack Submission For: Planning App Comments Submitted at 10/09/23 2:35 PM

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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Planning Comments

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Formstack Submission For: Planning App Comments Submitted at 10/09/23 2:39 PM

Meeting Date:	Tuesday, October 10, 2023
Project Number:	23-0074
Position:	I OPPOSE the project and all related applications.
Name:	Thomas Przeworski
Residential or Business Address:	1800 Loch lomond Way Las Vegas, NV 89102
Phone:	(702) 768-6195
Email:	katietom@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

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments Submitted at 10/09/23 3:08 PM

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

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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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 10/09/23 3:12 PM

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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To: Planning Comments
Subject: Planning Application Comments Form

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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 aptment 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 enoug is enough- no more on this corner.

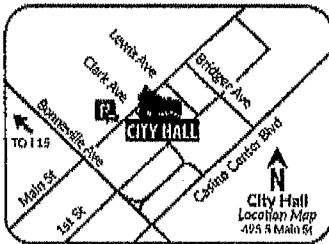
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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

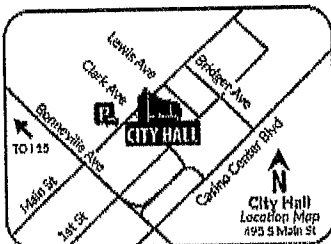
Teresa Erikson
1809 Birch St.
Las Vegas, NV 89102

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

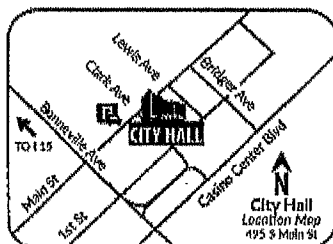
Steven Gibson
1705 BIRCH
LV, NV 89102

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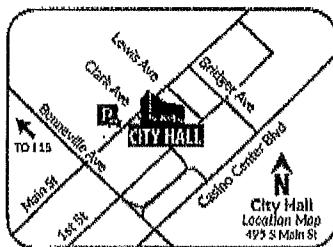
Todd Von bastiaans
1708 Birch St

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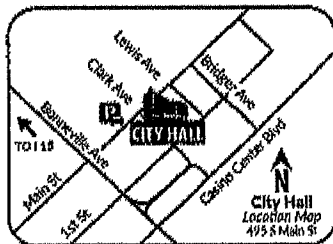
Planning Commission Meeting of 10/10/2023

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

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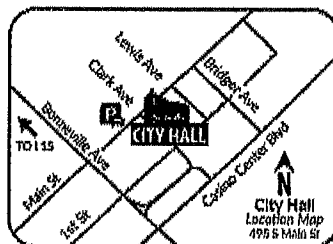
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shelly Walters
2112 Kirkland Ave
Las Vegas, NV 89102

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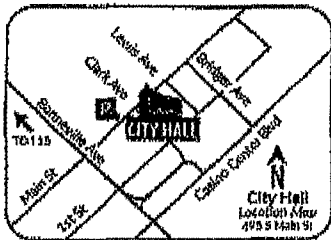
christine shaffer
1613 Inverness
Las Vegas, NV 89102

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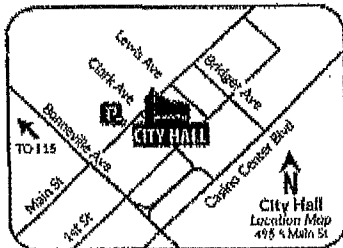
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Tom Shaw 2713 Colanthe LV NV 89102

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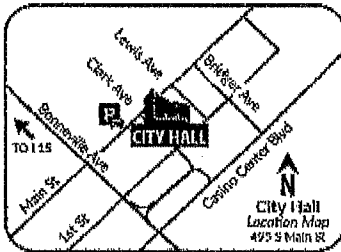
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Jack Vickers
1600 Kirkland Ave

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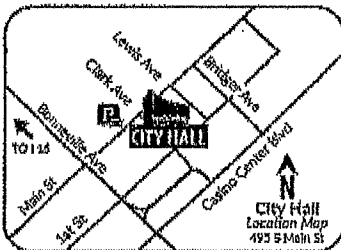
Planning Commission Meeting of 10/10/2023

Charles D. Howell
1521 Inverness Ave

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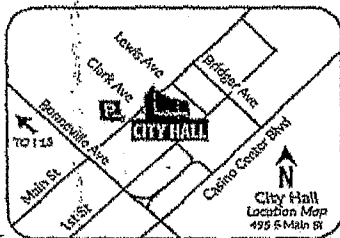
Shelli O'Steen
1509 Brynmawr Ave

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Planning Commission Meeting of 10/10/2023

BRADLEY SCHRAGER
1512 KIRKLAND AVE
LAS VEGAS, NV 89102

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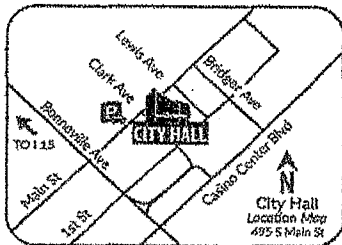
Planning Commission Meeting of 10/10/2023

Silvia Solis
1517 Kirkland Ave
Las Vegas NV
89102

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Planning Commission Meeting of 10/10/2023

FRANKLIN B Whitaker

2108 Kirkland #
89102

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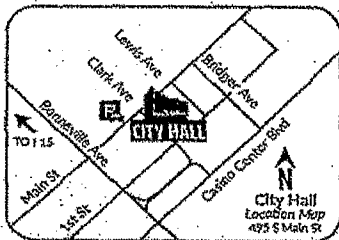
Oct 8, 2023

Franklin B Whitaker

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Planning Commission Meeting of 10/10/2023

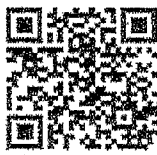
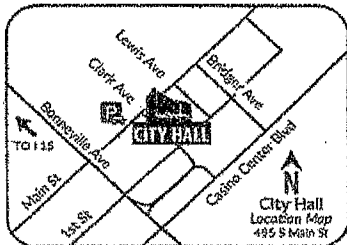
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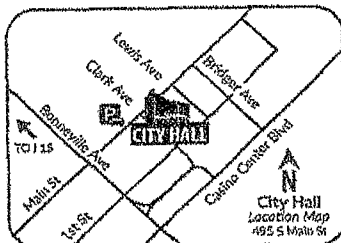
CATHARINA FAVELA
2124 ELENHEATER
WAY LAS VEGAS
89102
Catharina Favela

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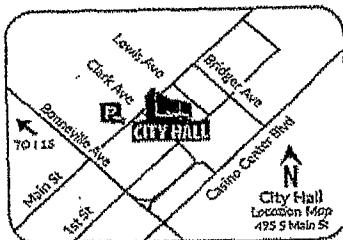
2304 Glen Heather
V-Len

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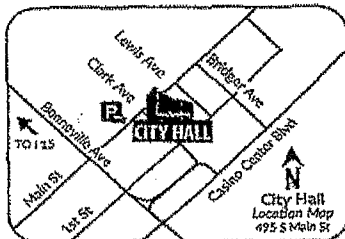
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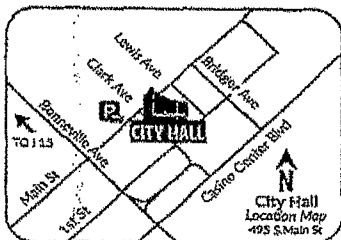
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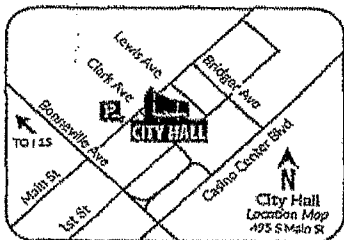
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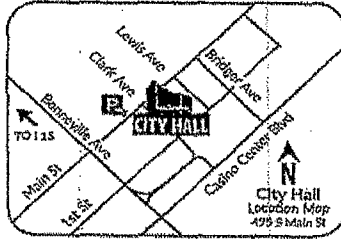
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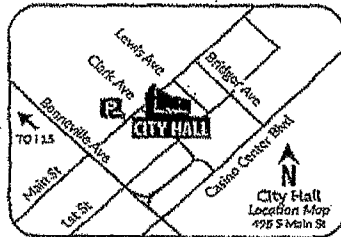
2113 Glen Heather Way

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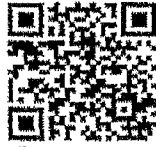
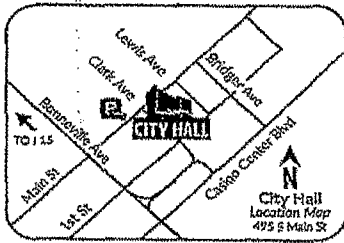
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☐ I SUPPORT
this Request

☒ I OPPOSE
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23-0074-SDR1

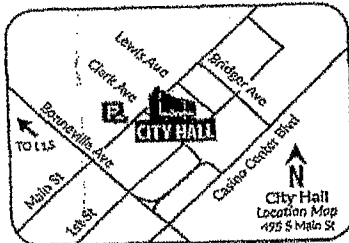
Planning Commission Meeting of 10/10/2023

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

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

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21P

Oct 09 23, 07:53p

Rafferty Homes

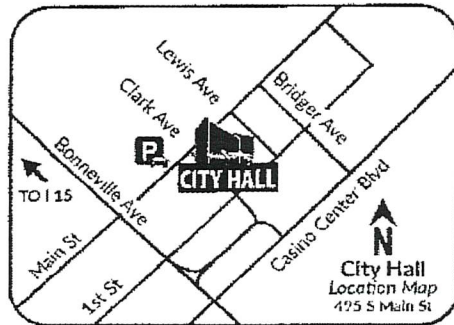
702-240-4674

p.1

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

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

Jamie Bennett
2116 Kirkland Ave.
Las Vegas, NV
89102

ZIP

Oct 09 23, 07:55p

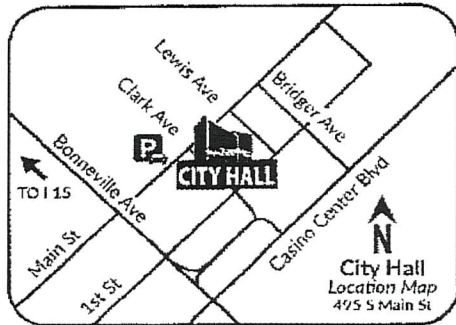
Raftery Homes

702-240-4674

p.1

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

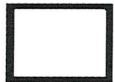
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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

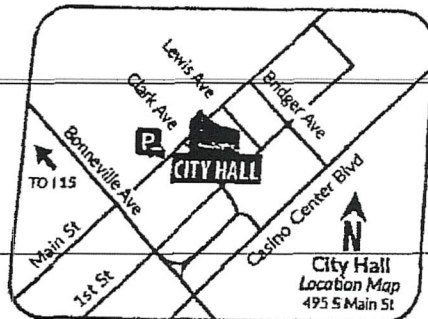
Nicholas Bennett
2116 Kirkland Ave.
Las Vegas, NV 89102

ZIP

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

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Official Notice of Public Hearing

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23-0074-SDR1

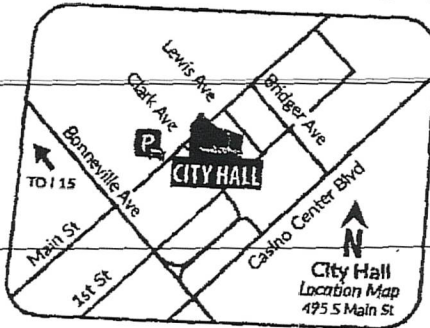
Planning Commission Meeting of 10/10/2023

WILLIAM BENNETT
1301 STRAIN DR
LAS VEGAS, NV 89102

ZIP

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

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

SUZAN BENNETT
1301 STRONG DR
LAS VEGAS, NV 89102

210P