

Taylor Consulting Group, Inc.



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Government Affairs & Land Use Consultants • Liquor & Gaming Licensing CLERK

December 17, 2024

City of Las Vegas
C/O City Clerk's Office
495 S. Main Street
Las Vegas, NV 89101

Re: 12-18-24 CC Mtg.--24-0397 (Agenda Item #59, 59a, 59b, and 59c)

To Whom It May Concern:

We are respectfully requesting to hold Agenda Item #59, 59a, 59b, and 59c (24-0397) on the December 18, 2024 City Council Meeting in abeyance until the January 15, 2025 City Council Meeting. Our request is to allow Councilwoman Summers-Armstrong additional time to review our application.

Thank you in advance for your time and attention to this matter. If you need to contact me regarding this request, I can be reached at 702-994-3844.

Respectfully,

Nathaniel Taylor

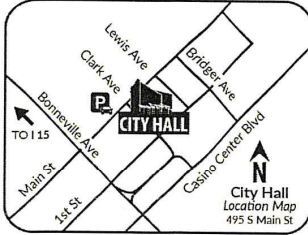
Nathaniel Taylor
President

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

Submitted after final agenda
Items 59a-59c

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0397 and 24-0397-GPA1 and 24-0397-ZON1 and 24-0397-SDR1

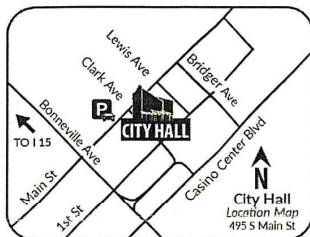
City Council Meeting of 12/18/2024

24-0397
13801406009
KOLCH RODNEY R & BETH
4000 HELEN AVE
LAS VEGAS NV 89130-2510

This is a residential neighborhood. We do not want commercial buildings impeding in our community.

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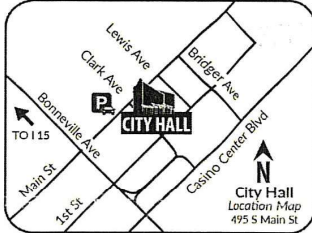
24-0397 and 24-0397-GPA1 and 24-0397-ZON1 and 24-0397-SDR1

City Council Meeting of 12/18/2024

24-0397
13812110035
GEMINI TRUST
PO BOX 570460
LAS VEGAS NV 89157

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City Council Meeting of **12/18/2024**

39 JROFNP1 89130

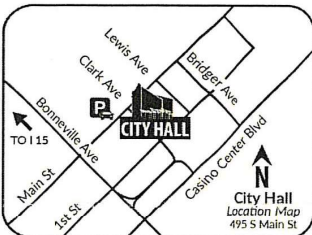
24-0397
13812110038
LAUER LIVING TRUST
LAUER HARRY S & BARBARA A TRS
3930 HELEN AVE
LAS VEGAS NV 89130-2819

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Too much Business
in a Residential
Area
+ NO MORE WAIVERS!
STEVE LAUER

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City Council Meeting of **12/18/2024**

39 JROFNP1 89130

24-0397
13812110038
LAUER LIVING TRUST
LAUER HARRY S & BARBARA A TRS
3930 HELEN AVE
LAS VEGAS NV 89130-2819

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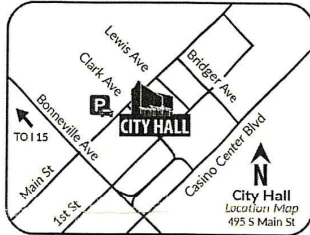
NO!

BARBLAUER

Duplicate - Not Counted

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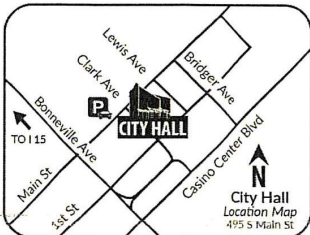
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24-0397
13812110051
LAS VEGAS SEPTIC SERVICE L L C
4225 LEON AVE
LAS VEGAS NV 89130

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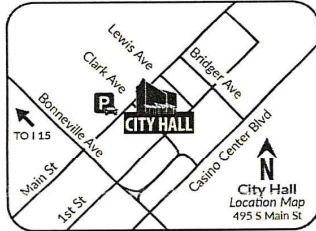
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24-0397
13812110051
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City Council Meeting of **12/18/2024**

39 JRFN4P1 89130

24-0397
13812514017
MITCHELL LINDA JO LIVING TRUST
3813 SILVER RIVER ST
LAS VEGAS NV 89130-2933



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City Council Meeting of **12/18/2024**

39 JRFN4P1 89130

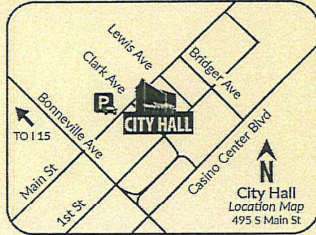
24-0397
13801406007
ZINGALI ERICMARTIN
5512 W ALEXANDER RD
LAS VEGAS NV 89130-2806

Submitted after final agenda
Items 594-590



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☒ I OPPOSE
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City Council Meeting of **12/18/2024**

24-0397

13812211041

LIGGETT EDWARD & BONG

3700 SNORKEL CIR UNIT A

LAS VEGAS NV 89108

Application Information

24-0397 - PUBLIC HEARING - APPLICANT/OWNER: JACK PARIPOVICH - For possible action on the following Land Use Entitlement project requests on 1.22 acres at the northeast corner of Duncan Drive and Leon Avenue (APN 138-12-110-033), Ward 5 (Crear). The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL on 24-0397-GPA1. The Planning Commission (3-1-2 vote) recommends APPROVAL on 24-0397-ZON1 and 24-0397-SDR1. Staff recommends DENIAL on the entire Land Use Entitlement project.

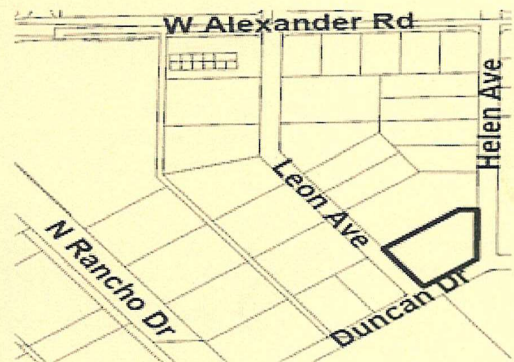
24-0397-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L/R (LIGHT INDUSTRY/RESEARCH)

24-0397-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-M (COMMERCIAL/INDUSTRIAL)

24-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,000 SQUARE-FOOT, TWO-STORY CONTRACTOR OFFICE AND STORAGE YARD DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER, BAY DOOR AND BUILDING ORIENTATION REQUIREMENTS

I oppose due to Safety and Security concerns of a large and active family and religious presence. No place for a commercial enterprise. Ed P

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: 12/18/2024
Location: City Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada
Time: 9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note that postcards received after an agenda posts will not be reflected online until after the meeting; however, they are made available to the members of the governing body for their consideration prior to the meeting.