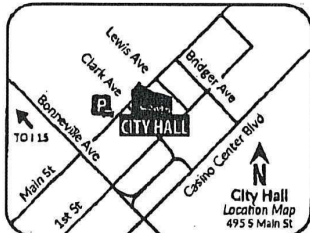


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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0167 and 24-0167-ZON1 and 24-0167-VAR1 and 24-0167-VAR2 and 24-0167-VAR3 and 24-0167-SUP1

City Council Meeting of 07/17/2024

05 JUL 2024 1 03:05



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2024 JUL 15 AM 8:04

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① HANDED CURRENTLY ZONED C-V. NO FACTS HAVE BEEN PRESENTED IN ORDER TO CHANGE IT.

② THERE ARE NO TRAFFIC LIGHTS AT THE CORNER OF ANN & STAMBER RDS.

③ NO TRAFFIC STUDY WAS PREPARED.

④ NO ECONOMIC STUDY WAS PREPARED.

⑤ THERE ARE WELL OVER 100+ COMMERCIAL ACTIVATIONS WITHIN 5 MINUTES OF PROPOSED LOCATION

⑥ THIS IS NOT AN IDEA LOCATION.

24-0167

12636110039

ALLEN MITCHELL & SHERRI

10797 SAN MILLAN AVE

LAS VEGAS NV 89166

⑦ NO COMPELLING REASONS PROVIDED BY APPLICANT AS TO WHY PROJECT S/B APPROVED.

(SEE ATTACHED)

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Submitted after final agenda

Items 65a-65e



RECEIVED Mitch Allen <411cfo@gmail.com>

Project: 24-0167 (on the agenda for 7-17-24)

2 messages

2024 JUL 15 AM 8:04
OFFICE OF THE CITY CLERK

Mitch Allen <411cfo@gmail.com>

Fri, Jul 12, 2024 at 2:01 PM

To: officeofthemayor@lasvegasnevada.gov, ward1@lasvegasnevada.gov, ward2@lasvegasnevada.gov,
ward3@lasvegasnevada.gov, Fpalenske@lasvegasnevada.gov, ccrear@lasvegasnevada.gov, nbrune@lasvegasnevada.gov
Cc: mitchalln@aol.com

Dear Mayor and City Council Members:

I sent correspondence to Councilwoman Allen-Penske (Ward 4) regarding my opposition to this project. I also completed the card I received and faxed that over. Admittedly, I may have presented more emotional objections (ie. Traffic, safety, noise/light, etc), so I figured I would reserve this correspondence to the facts with the hope that you will seriously consider not approving the project.

Facts (In no particular order):

- 1- The land (#1 & #2 map attached) is currently zoned as C-V. Civic District (ie. Schools, libraries, public parks, etc.)
- 2- There are no traffic lights at the intersection of Ann & Shaumber Rds.
- 3- A traffic study hasn't been prepared.
- 4- An economic value study showing impact to community (ie. population density, necessity, impact on property values) hasn't been prepared.
- 5- There are 75+ commercial activations within 5 minutes north on 215 (Hualapai exit) of the Ann Rd. exit.
- 6- There are 30+ commercial activations within 5 minutes south (Cheyenne exit) of the Ann Rd. exit.
- 7- The planning commission's own staff recommended denial of all requested variances and zoning changes except 1 (VAC1 - BLM easement).
- 8- The Applicant spent \$1.8 million on 5 acres (#1 & #2 on map attached) knowing it wasn't zoned for their intended use and when arguably a more suitable location (#3 on map attached) was available.
- 9- There was no outreach by the applicant to the neighborhoods who will be impacted by this project to get their feedback, either prior or post purchase of land.
- 10- And finally, and maybe most importantly, the applicant hasn't presented any arguments or facts as to why the zoning should be changed to allow his commercial project to be placed in our neighborhood's "back yard". Other than the implication that they want to profit from changing the zoning, which is more self-interest than a valid reason.

I know your task balancing the economic and growth needs of the City with the impact on quality of life is not an easy one. I would hope when you are reviewing projects like this one, you are also giving consideration as to whether there is a better location to accomplish the goals of the city and developers.

Thanks in advance for listening and considering my objections towards this project moving forward as currently outlined. I look forward to seeing you all at next week's meeting.

Respectfully submitted,

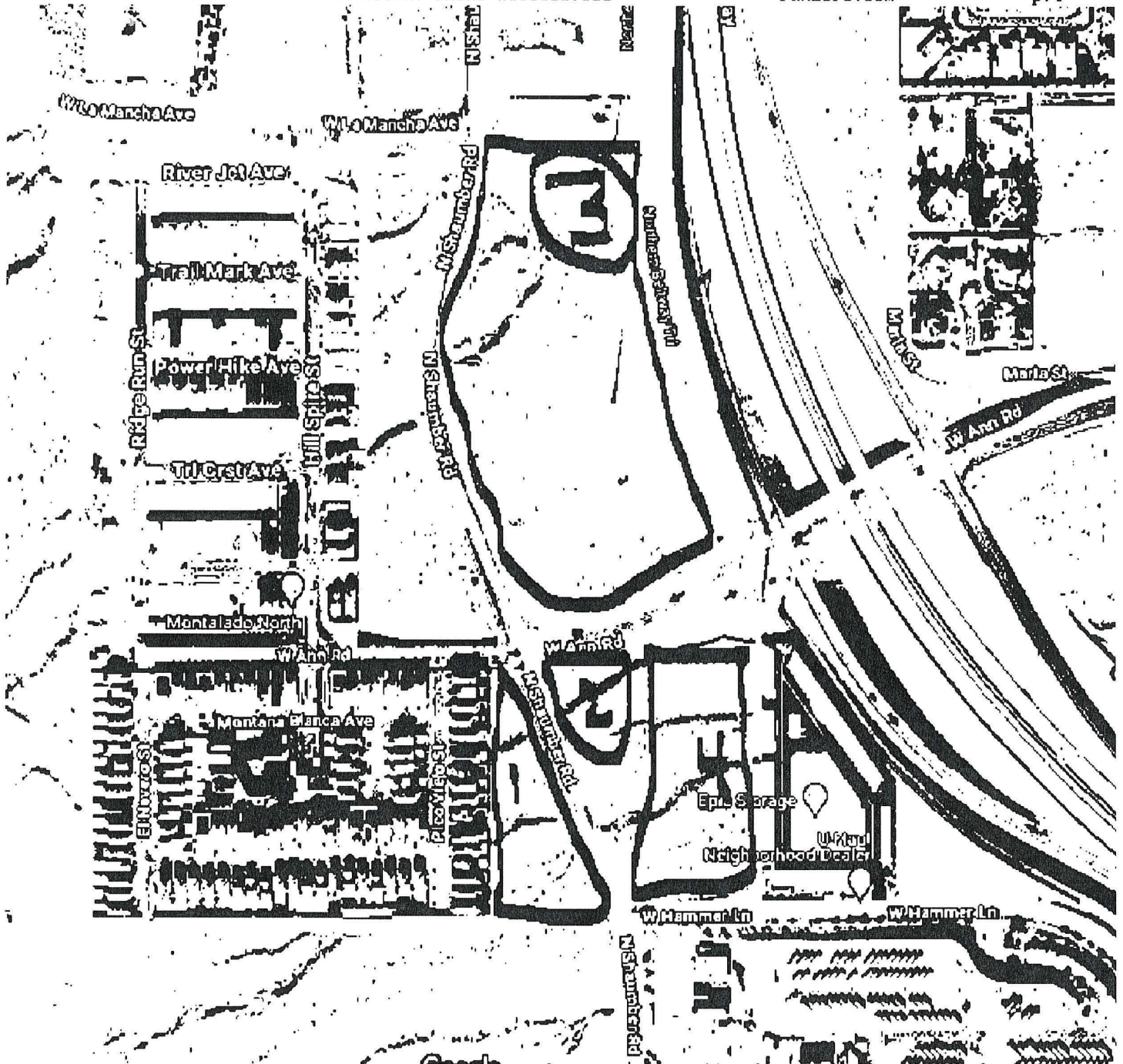
Mitch Allen, CPA

10797 San Millan Ave (Montalado Development, #5 on map attached)

Las Vegas, NV 89166

661-618-7011

PS: I invited Councilwoman Allen-Penske to come out and visit the neighborhood prior to making any major decisions and I offer the same invite to all of you as well. I hope you take me up on it. :)



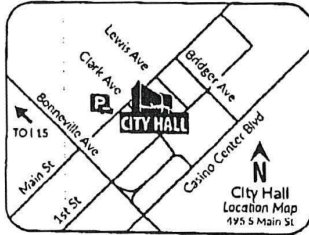
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0167 and 24-0167-ZON1 and 24-0167-VAR1 and 24-0167-VAR2 and 24-0167-VAR3 and 24-0167-SUP1

City Council Meeting of 07/17/2024

24-0167
12636110055
CHUATOCO CATHERINE
VAZQUEZ EVELYN
5394 PICO VIEJO ST
LAS VEGAS NV 89166



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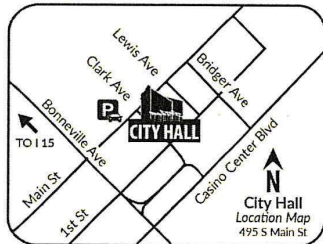
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Submitted after final agenda

Items 65a-65e

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City Council Meeting of 07/17/2024

24-0167
12636110026
CARATOZZOLO JOSEPH & JILLIAN
5363 EL NEVERO ST
LAS VEGAS NV 89166

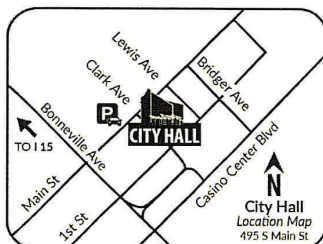
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35 FROFNP1 89166



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City Council Meeting of 07/17/2024

24-0167
12636110058
CORTEZ ANDREA & ERNESTO
133 BELLA NOCHE ST
LAS VEGAS NV 89138

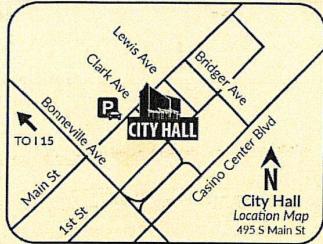
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35 FROFNP1 89138



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City Council Meeting of 07/17/2024

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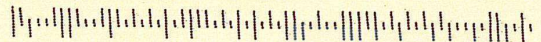
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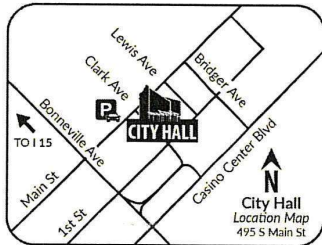
24-0167
12636110071
WILLIAMS JONATHAN & LARAINÉ
5402 ZACATIN CT
LAS VEGAS NV 89166

35 FRDPNP1 89166



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This area should be used for a Park or something of use to families. This area is already becoming crowded and serves as an access point for multiple homes and apartment complexes in our community, filled with young families and children. we don't need another bar or commercial property.

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I SUPPORT
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I OPPOSE
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City Council Meeting of 07/17/2024

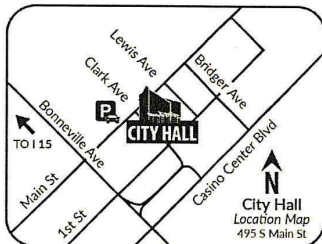
24-0167
12625411009
SMITH KYLE & LAUREN
5651 RIDGE RUN ST
LAS VEGAS NV 89166

35 FROFNP1 89166



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NO ROOM FOR PARKING!
TOO MUCH CONGESTION
IN ONE AREA.

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I SUPPORT
this Request



I OPPOSE
this Request

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24-0167 and 24-0167-ZON1 and 24-0167-VAR1 and 24-0167-VAR2 and 24-0167-VAR3 and 24-0167-SUP1

City Council Meeting of 07/17/2024

24-0167
12625410025
VIRGA DOMINICK P & CLARA A
10412 DUBLIN RIDGE AVE
LAS VEGAS NV 89149

Submitted after final agenda

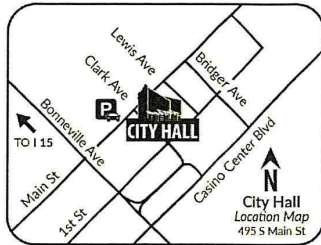
Items 65a-65e

35 FROFNP1 89149



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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24-0167 and 24-0167-ZON1 and 24-0167-VAR1 and 24-0167-VAR2 and 24-0167-VAR3 and 24-0167-SUP1

City Council Meeting of 07/17/2024

24-0167
12636110062
ERICKSON WILLIAM D & MARY J
WOODY ALAN J
5426 PICO VIEJO ST
LAS VEGAS NV 89166

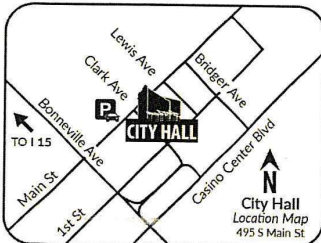
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35 PROPNP1 09166



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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24-0167 and 24-0167-ZON1 and 24-0167-VAR1 and 24-0167-VAR2 and 24-0167-VAR3 and 24-0167-SUP1

City Council Meeting of 07/17/2024

24-0167
12636112022
RINKER JOHN H
10837 TRAIL CREST AVE
LAS VEGAS NV 89166

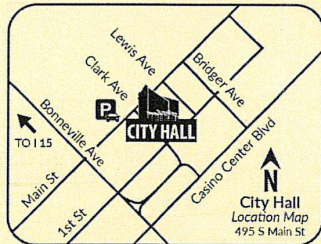
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*We need a
gas station, and a
coffee drive-thru -
don't stop!
Help us! We have
nothing here
NOW - Smoke for gaming*

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I SUPPORT
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I OPPOSE
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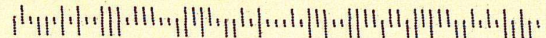
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**24-0167 and 24-0167-ZON1 and 24-0167-VAR1 and 24-0167-
VAR2 and 24-0167-VAR3 and 24-0167-SUP1**
City Council Meeting of 07/17/2024

24-0167
12625411060
FLYNN-TANNAHILL DEBORAH
10860 TRAIL MARK AVE
LAS VEGAS NV 89166

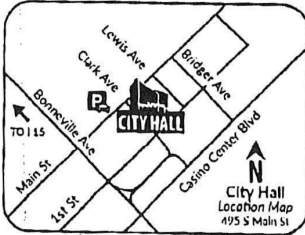
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I SUPPORT
this Request



I OPPOSE
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24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4
and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-
0167-SDR2

City Council Meeting of 07/17/2024

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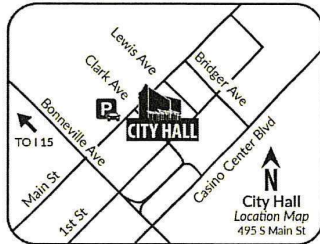
24-0167
12636110055
CHUATOCO CATHERINE
VAZQUEZ EVELYN
5394 PICO VIEJO ST
LAS VEGAS NV 89166



Items 65f-65j
65i and 65rr

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I SUPPORT
this Request



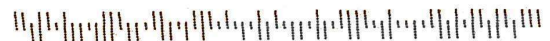
I OPPOSE
this Request

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24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4 and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-0167-SDR2

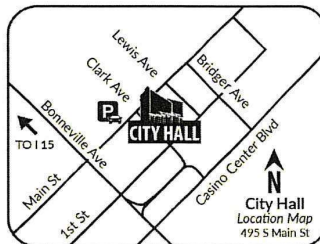
City Council Meeting of **07/17/2024**

24-0167
12636110058
CORTEZ ANDREA & ERNESTO
133 BELLA NOCHE ST
LAS VEGAS NV 89138



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City Council Meeting of **07/17/2024**

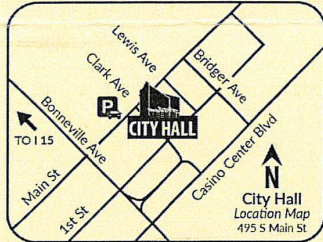
24-0167
12636110026
CARATOZZOLO JOSEPH & JILLIAN
5363 EL NEVERO ST
LAS VEGAS NV 89166



35 FPDFNP1 89166

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24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4 and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-0167-SDR2

City Council Meeting of **07/17/2024** FROM NP 1 89166

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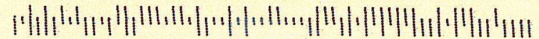
24-0167

12636110071

WILLIAMS JONATHAN & LARAINÉ

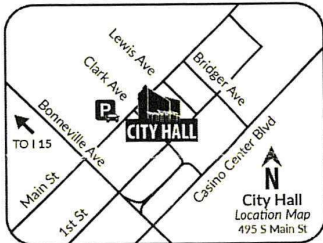
5402 ZACATIN CT

LAS VEGAS NV 89166



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

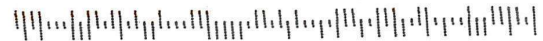
**24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4
and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-
0167-SDR2**

City Council Meeting of **07/17/2024**

24-0167
12636112022
RINKER JOHN H
10837 TRAIL CREST AVE
LAS VEGAS NV 89166

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35 FROMFP1 69166



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

**24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-
SUP4 and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1
and 24-0167-SDR2**

City Council Meeting of **07/17/2024**

THIS AREA IS THE MAIN ENTRANCE TO
MANY NEW HOME COMMUNITIES AS WELL
AS PROVIDENCE. THE EXIT OFF THE 215,
ANN MEETING SHAUMBER SHOULD NOT
BE A STRIP MALL OR
COMMERCIAL PROPERTY.
THIS IS A SUBURBAN COMMUNITY,
IT SHOULD BE ZONEO FOR
A PARK OR SOMETHING OF
USE TO FAMILIES IN THIS
COMMUNITY.

24-0167
12625411009
SMITH KYLE & LAUREN
5651 RIDGE RUN ST
LAS VEGAS NV 89166

Submitted after final agenda

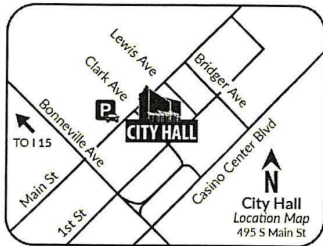
Items 65f-65j
651 & 65m

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*NO ROOM FOR PARKING!
TOO MUCH CONGESTION
IN ONE AREA.*

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I SUPPORT
this Request



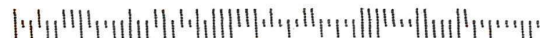
I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4 and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-0167-SDR2

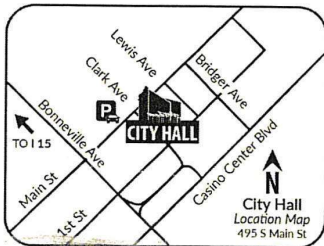
City Council Meeting of **07/17/2024** FROM NP1 89149

24-0167
12625410025
VIRGA DOMINICK P & CLARA A
10412 DUBLIN RIDGE AVE
LAS VEGAS NV 89149



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24-0167 and 24-0167-SUP2 and 24-0167-SUP3 and 24-0167-SUP4 and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-0167-SDR2

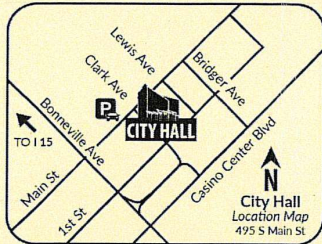
City Council Meeting of **07/17/2024** FROM NP1 89166

24-0167
12636110062
ERICKSON WILLIAM D & MARY J
WOODY ALAN J
5426 PICO VIEJO ST
LAS VEGAS, NV 89166



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I OPPOSE
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and 24-0167-SUP5 and 24-0167-SUP6 and 24-0167-SDR1 and 24-
0167-SDR2**

City Council Meeting of 07/17/2024

*We need a gas station
donut & coffee shop
drive-thru. We have
nothing here.*

*Non-Smoke for
Gaming*

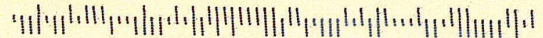
*A lot of trees for
barrier from KB North
Home*

24-0167
12625411060
FLYNN-TANNAHILL DEBORAH
10860 TRAIL MARK AVE
LAS VEGAS NV 89166

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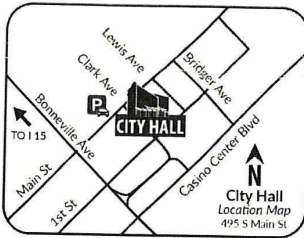
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JUL 15 PM 1:58
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☐

I SUPPORT
this Request

☒

I OPPOSE
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24-0167 and 24-0167-VAC1

City Council Meeting of **07/17/2024**

24-0167-VAC1

12636110062

ERICKSON WILLIAM D & MARY J

WOODY ALAN J

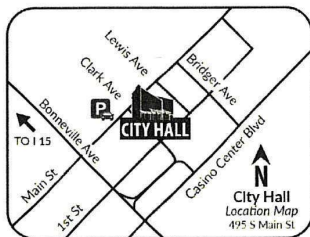
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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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24-0167 and 24-0167-VAC1

City Council Meeting of **07/17/2024**

24-0167-VAC1

12636110058

CORTEZ ANDREA & ERNESTO

133 BELLA NOCHE ST

LAS VEGAS NV 89138

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Item 65k