



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Sheldon Colen, Architect (License No. 7701)

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December 10, 2024

City of Las Vegas  
Department of Planning  
Community Development  
495 South Main St.  
Las Vegas, NV 89101

**RE: Façade Remodel and Commercial Building Addition at 2425 N. Rainbow Blvd.  
24-0329 [VAR1, SUP1, and SDR1]**

To Whom It May Concern,

Please accept this letter as a formal request for an abeyance on our PC Meeting on December 10, 2024, and for application 24-0329 be rescheduled and held on to the next scheduled meeting date on January 14, 2025.

Thank You,

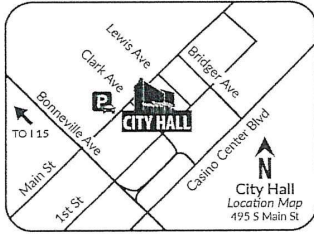
Sheldon Colen,  
SCA Design

**Submitted after final agenda**

**RECEIVED 12/10/2024  
12/10/2024 PC MEETING  
ITEM 19, 19a - 19c**

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:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**24-0329 and 24-0329-VAR1 and 24-0329-SUP1 and 24-0329-SDR1**

Planning Commission Meeting of 12/10/2024

33 JRF4P1 89130

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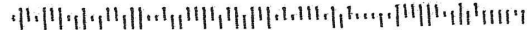
DEC 10 2024

Dept of Planning  
City of Las Vegas

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Las Vegas, NV  
Permit No. 1630

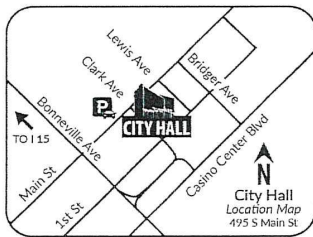
24-0329  
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6813 EMERALD TREE CT  
LAS VEGAS NV 89130

Item 19a-19c  
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Planning Commission Meeting of 12/10/2024

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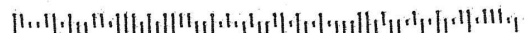
DEC 10 2024

Dept of Planning  
City of Las Vegas

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24-0329  
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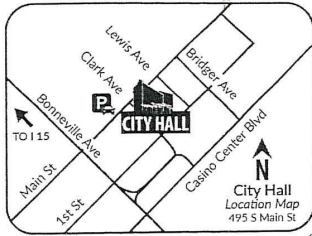
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24-0329 and 24-0329-VAR1 and 24-0329-SUP1. and 24-0329-SDR1

Planning Commission Meeting of 12/10/2024

we just moved in!! NO

Alondra

condos  
back right up  
to this lot!!

Landscape buffer is  
needed for Any business  
78 spots ??

24-0329

13815811274

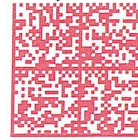
BARRY VALERIE ANN & FRANCIS G

2451 N RAINBOW BLVD UNIT 1138

LAS VEGAS NV 89108

This corner cannot  
handle traffic from a  
drive thru! Residents  
live there!

FIRST CLASS



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DEC 10 2024

Las Vegas, NV  
Permit No. 1630

Dept of Planning  
City of Las Vegas

Item 19a-19c  
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Put Drive-thru right next to your house!!

## Application Information

24-0329 - PUBLIC HEARING - APPLICANT: RAY GERMAIN - OWNER: WINWAY, LLC - For possible action on the following Land Use Entitlement project requests on 1.86 acres at the northwest corner of Smoke Ranch Road and Rainbow Boulevard (APN 138-15-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

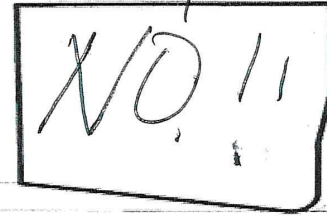
24-0329-VAR1 - VARIANCE - TO ALLOW 78 PARKING SPACES WHERE 150 SPACES ARE REQUIRED

24-0329-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE-THROUGH USE

24-0329-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW (Z-0124-88) FOR THE PROPOSED ADDITION OF A ONE-STORY 4,633 SQUARE-FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

## Application Location

Put Next to Your house!



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

## Public Hearing Information

Meeting: Planning Commission  
Date: 12/10/2024  
Time: 6:00 PM  
Location: Council Chambers  
195 South Main St, 2nd Fl.  
Las Vegas, Nevada

Too much traffic on this street. Alundra Condo next door cannot exit as it is! A drive thru w/ NOISE

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).

Next to residential condos

Plus no buffers??