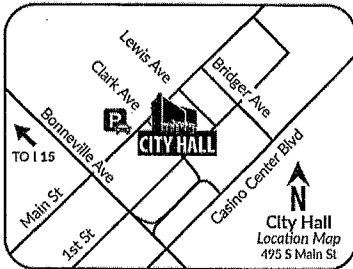


**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

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

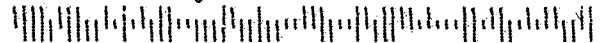
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**PAID**  
Las Vegas, NV  
Permit No. 1630

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

Submitted at Planning Commission

Date 10/10/23 Item 21  
by Staff

03 CRDPNP1 03102



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](mailto:jlazovich@kcnvlaw.com)  
D: 702.792.7050

October 9, 2023

**VIA EMAIL – [ldholmes@lasvegasnevada.gov](mailto: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

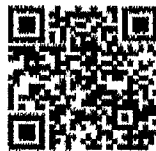
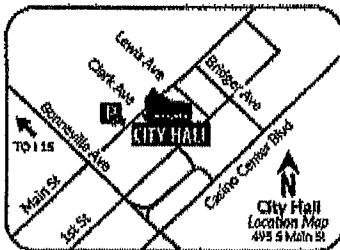
cc: Peter Lowenstein

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

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this Request



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this Request

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**23-0074-SDR1**

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

23-0074-SDR1

16204310008

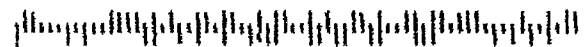
MORAN KEVIN M & SHERRY L

1504 BRYN MAWR AVE

LAS VEGAS NV 89102-4447

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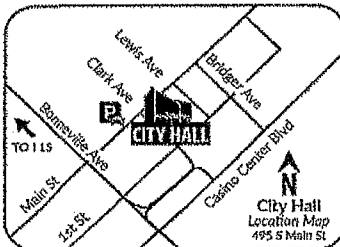
89 GRCFNP1 89102



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495 South Main Street  
Las Vegas, Nevada 89101

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this Request



I OPPOSE  
this Request

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**23-0074-SDR1**

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

23-0074-SDR1

16204410002

FERNANDEZ ALAIN GONZALEZ

2217 GLEN HEATHER WAY

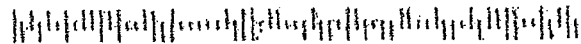
LAS VEGAS NV 89102

Submitted after final agenda

*[Handwritten signature]*

21P

89 GRCFNP1 89102

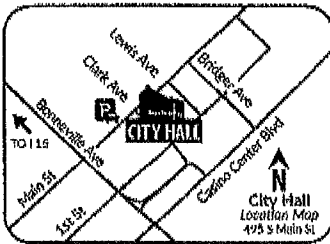




City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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this Request

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this Request

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**23-0074-SDR1**

Planning Commission Meeting of 10/10/2023

23-0074-SDR1

16204312024

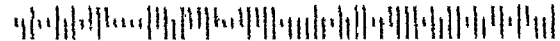
GLEN HEATHER PROPERTIES L L C

3000 LANTERN LN

LAS VEGAS NV 89107

ZIP

23 0074-SDR1 89107



10/09/2023 11:00AM FAX 7028709587

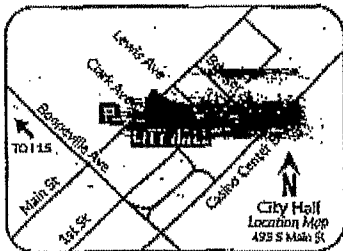
THE UPS STORE #0375

0001/0001

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Las Vegas, Nevada 89101

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this Request

☒ I OPPOSE  
this Request

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**23-0074-SDR1**

Planning Commission Meeting of 10/10/2023

23-0074-SDR1

16204411008

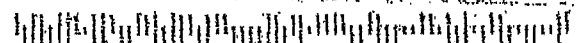
KNAPP KURT

2008 BIRCH ST

LAS VEGAS NV 89102

ZIP

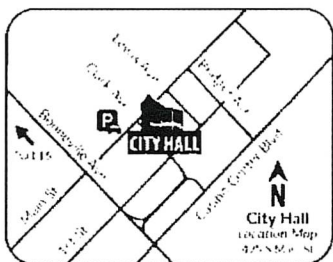
23 0074-SDR1 89102



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SUPPORT  
this Request



OPPOSE  
this Request

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**23-0074-SDR1**

Planning Commission Meeting of 10/10/2023

23-0074-SDR1

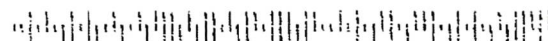
16204312022

SCOTT MARK C II & ELLEN P

1508 KIRKLAND AVE

LAS VEGAS NV 89102-4432

00 00000001 00102



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.

249



## 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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## Planning Comments

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**From:** noreply@formstack.com  
**Sent:** Monday, October 9, 2023 1:21 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments

Submitted at 10/09/23 1:20 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  
**Sent:** Monday, October 9, 2023 1:31 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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

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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 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

**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 2:10 PM

**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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**From:** noreply@formstack.com  
**Sent:** Monday, October 9, 2023 2:36 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 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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**Subject:** Planning Application Comments Form

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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 Przestwor
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

**From:** noreply@formstack.com  
**Sent:** Monday, October 9, 2023 3:08 PM  
**To:** Planning Comments  
**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

---

**From:** noreply@formstack.com  
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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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## 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 3:10 PM

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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## Planning Comments

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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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## Planning Comments

**From:** noreply@formstack.com  
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**Subject:** Planning Application Comments Form

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

21P

## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Monday, October 9, 2023 6:54 PM  
**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.

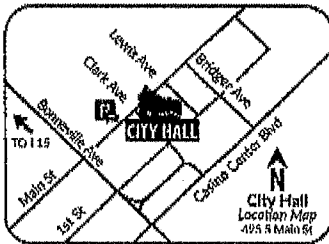
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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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  
this Request

Please use available blank space on card for your comments.

**23-0074-SDR1**

Planning Commission Meeting of 10/10/2023

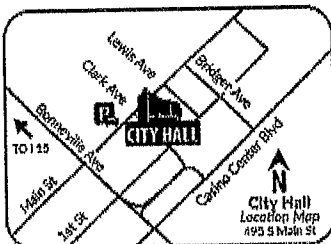
Teresa Erikson  
1809 Birch St.  
Las Vegas, NV 89102

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**23-0074-SDR1**

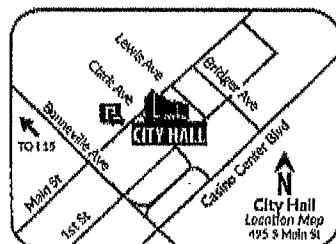
Planning Commission Meeting of 10/10/2023

Steven Gibson  
1705 BIRCH  
LV, NV 89102

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**23-0074-SDR1**

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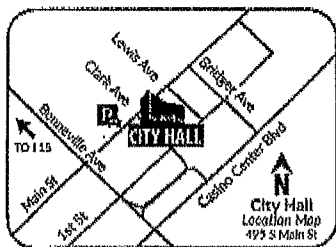
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Todd Von bastiaans  
1708 Birch St

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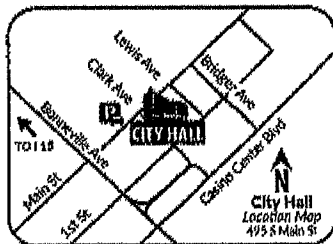
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Mark & Deborah  
Alexander  
1413 Kirkland Ave  
Las Vegas, NV 89102

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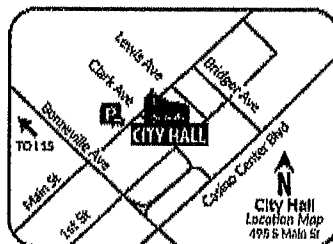
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shelly Walters  
2112 Kirkland Ave  
Las Vegas, NV 89102

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christine shaffer  
1613 Inverness  
Las Vegas, NV 89102

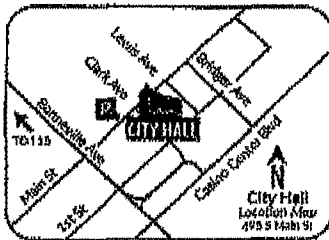
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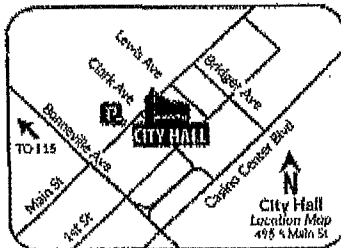
*Jim Shaw 2713 Colanthe LV NV 89102*

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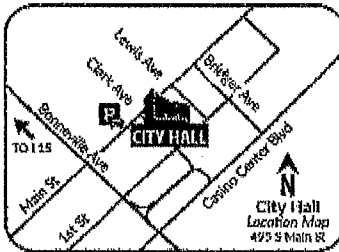
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*Jack Vickers  
1600 Kirkland Ave*

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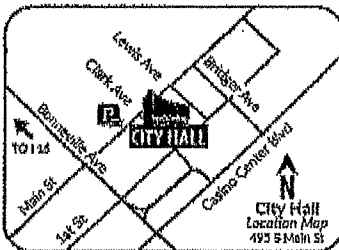
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Charles D. Howell  
1521 Inverness Ave

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**23-0074-SDR1**

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

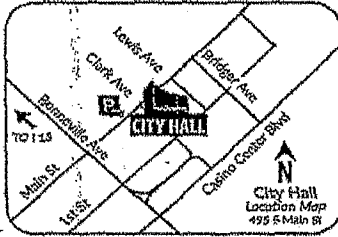
Shelli O'Steen  
1509 Brynmawr Ave

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

BRADLEY SCHRAGER  
1512 KIRKLAND AVE  
LAS VEGAS, NV 89102

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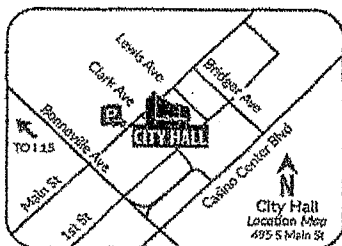
Planning Commission Meeting of 10/10/2023

Silvia Solis  
1517 Kirkland Ave  
Las Vegas NV  
89102

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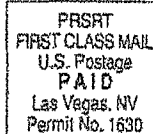
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23-0074-SDR1

Planning Commission Meeting of 10/10/2023

FRANKLIN B Whitaker

2108 Kirkland #  
89102



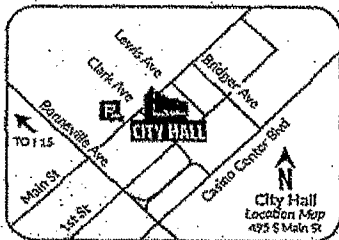
Oct 8, 2023

Franklin B Whitaker

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23-0074-SDR1

Planning Commission Meeting of 10/10/2023



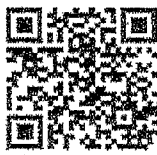
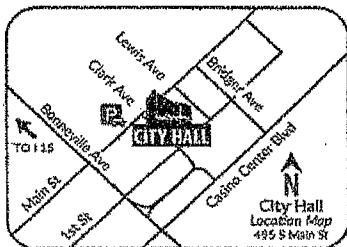
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Planning Commission Meeting of 10/10/2023

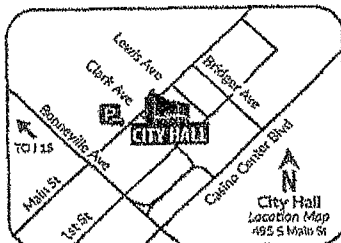
CATHARINA FAVELA  
2124 ELENHEATER  
WAY LAS VEGAS  
89102  
Catharina Favela

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**23-0074-SDR1**

Planning Commission Meeting of 10/10/2023

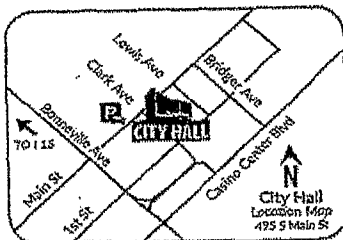
2304 Glen Heather  
V-Len

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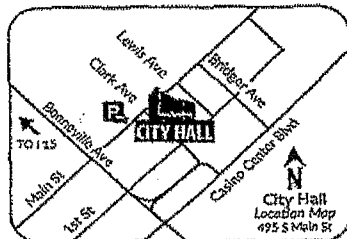
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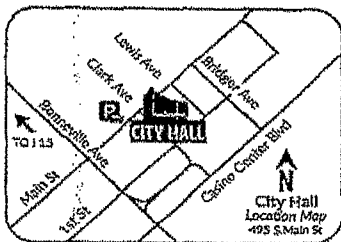
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**Planning Commission Meeting of 10/10/2023**

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

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**23-0074-SDR1**

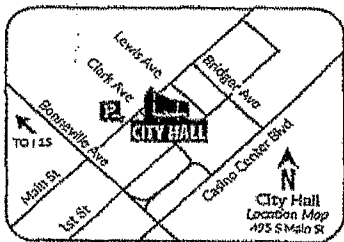
Planning Commission Meeting of 10/10/2023

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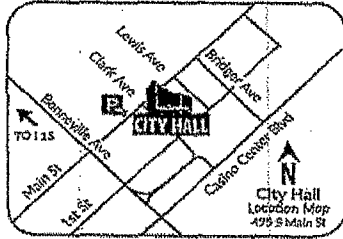
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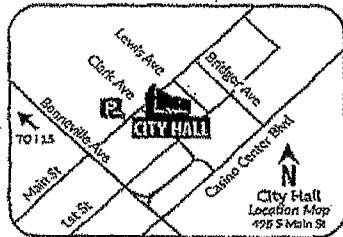
2113 Glen Heather Way

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Planning Commission Meeting of 10/10/2023

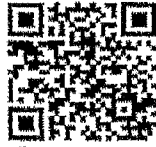
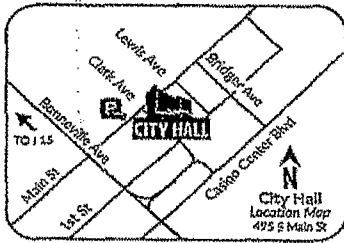
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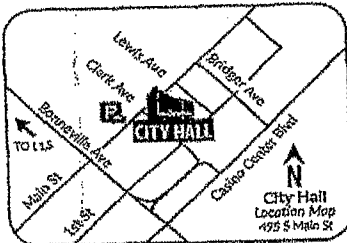
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*Wilder Horton*  
City of Las Vegas, Department of Community Development  
495 South Main Street  
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Oct 09 23, 07:53p

Rafferty Homes

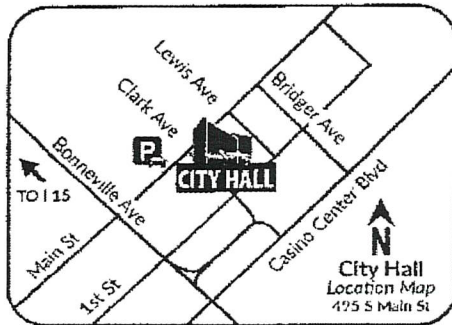
702-240-4674

p.1

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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

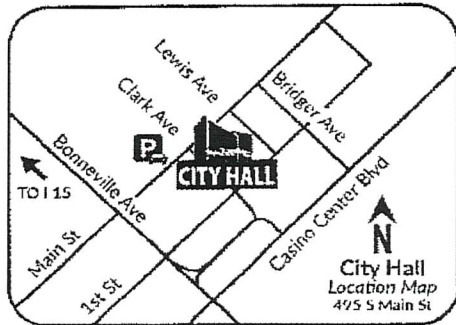
Raftery Homes

702-240-4674

p.1

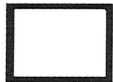
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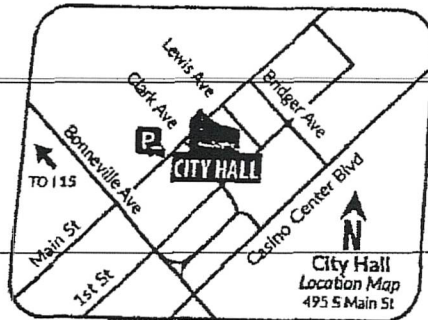
*Nicholas Bennett*  
*2116 Kirkland Ave.*  
*Las Vegas, NV 89102*

*ZIP*

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

WILLIAM BENNETT  
1301 STRAIN DR  
LAS VEGAS, NV 89102

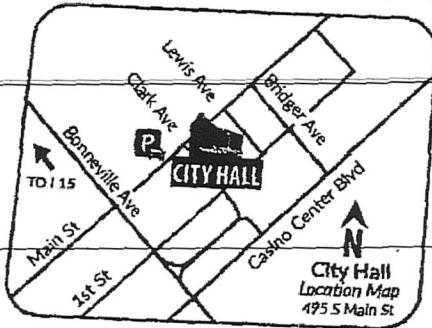
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**Planning Commission Meeting of 10/10/2023**

SUZAN BENNETT  
1301 STRONG DR  
LAS VEGAS, NV 89102

210P