

**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**



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Les Buck
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Seth Nejame
Stephanie Chen
Richard Chang
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Andrew Insigne

P.O. BOX 60953
BOULDER CITY, NV 89006
TEL 702-822-1081
inspiringchildren@gmail.com
www.InspiringChildren.net

To whomever it may concern,

I am applying for a parking variance regarding the property at 727 Sea Pines Ln. Las Vegas, NV 89107. When this property was initially purchased I had no awareness that my garage "casita" conversion was not up to city code. I purchased the house "as is."

The city subsequently was made aware of this problem and asked me to bring it up to code and to clarify its use.

I clarified that I was not renting it and was following the city code for a single family residence. "No more than 1 family or four unrelated people."

I bought the house personally for a family in my youth foundation - The Marty Hennessy Inspiring Children Foundation. They were in significant need after the 2008 depression. Using my own money borrowed from my brother I bought the home. I let the family in need use it rent free. I specifically purchased it for the extra room converted garage so the older boy in the family could have his own room. That older boy went on to get a scholarship to Villanova business school and ran sponsorship and community outreach for Vegas's professional tennis team until the season was canceled due to COVID. His younger brother Rua Elmore was the Nevada tennis state championship at Clark high school three years in a row.

Regardless of the noble purpose, now that I know the house wasn't up to code I am taking the steps to do it right.

I met with the city team, and they gave me clear instructions to first get the parking variance. Then I can go through the process to do the changes to make the garage in compliance.

The goal is to have the converted garage up to code, with the door from the garage into the house reinstalled and the proper permits. The unit does not have a kitchen, so that is in order.

Regarding available parking there is a very large amount of extra parking in my development. I would like to point out that the greens development has an unusual number of extra outdoor designated parking spots not on the street next to each home due to the way it was originally built.

Inspiring Children Through Mentoring, Tennis & Education

a non-profit 501(c)(3) charitable organization EIN 20-1638145

Submitted at Planning Commission

Date 11/10/20 Item 25
by Max Novak



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The Greens was built with 151 extra available community parking spots. See photos attached.

The 151 extra parking spots do not include the communities extra parking lot. It also doesn't include the extra parking on the streets that allow for legal parking, just like most traditional streets.

Due to everyone using their garage the street or the extra 151 community spots and the extra parking lot have never been full in the near decade I have owned the home.

To my knowledge, two other homes have converted garages and this has not posed a parking problem. Luckily most people in Nevada prefer indoor garage parking so outdoor spots are readily available.

There is so much extra parking that the HOA has agreed to let residents use those extra spots to park additional RV's and trailers with plenty of spots going unused.

Please see the photos attached of the extra spots on a random day next to holes, a photo of the wide open empty parking lot and the RV/trailer sea of extra parking spots.

There is so much extra parking that the HOA board is considering letting the neighboring ford dealership rent the parking lot.

I have spoken to many homes in my community and all of them thus far have offered support.

It's important to note in the cul-de-sac alone where my home is (727 Sea Pines), there are 6 extra community parking spots available for parking, plus parking spots along the street.

See the attached photos showing how these extra parking spots are communal and not on the street.

Knowing that there is so much availability for extra parking I believe the parking variance is a justifiable request given the unique circumstances on my community that has these extra parking spots built in.

Thank you,
Ryan Wolfington



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By signing the next page, I acknowledge that I understand and approve of the parking variance proposed by the residents of 727 Sea Pines Lane. I understand that this parking variance would allow the residents of 727 Sea Pines Lane to park outside their garage, and there is room in the area surrounding and near their property for parking without disturbing other community residents.

The definition of a variance, according to the City of Nevada, is, "Permission to depart from the literal requirements of a zoning ordinance is called a variance. It is a zoning adjustment which permits minor changes of district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law."

Parking Variance Approval

Owner Name: Ryan Wolfington
Address: 727 Sea Pines Ln 89107

Neighbor: Cristina Odion
Address: 723 Sea Pines Ln 89107
Phone: 702-788-1640

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Cristina Odion

Date: 11-9-20

Neighbor: Claudia Rubio
Address: 715 Sea Pines Ln
Phone: 702-401-5731

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Claudia P. Rubio

Date: 11-9-20

Neighbor: Elba Landaverde / Esdras Reyes
Address: 719 Sea Pines Lane
Phone: (702) 881-2655

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Elba Landaverde

Date: 11-9-2020

Neighbor: Yamil Castellanos
Address: 801 Sea Pines LN
Phone: 702-755 2594

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/09/2020

Neighbor: LUCINDA STOCKS
Address: 803 SEA PINE LANE
Phone: 702 773 4594

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/09/2020

Neighbor: Francisco Barrera
Address: 731 Sea Pines LN 89107
Phone: 702-544-6442

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11-09-2020

Neighbor: Steven Storlazzi
Address: 811 Sea Pines
Phone: 702-493-9006

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11-9-2020

Parking Variance Approval

Owner Name: Bryan Wolfington
Address: 727 Sea Pines Ln 89107

Neighbor: [Signature]
Address: 615 Sea Pines Ln
Phone: _____

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/9/20

Neighbor: DANNY SHREVE'S
Address: 825 SEA PINES LN.
Phone: 702-499-7498

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11-9-2020

Neighbor: Philip Trister
Address: 812 Seapines Ln.
Phone: 702-984-5438

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/9/20

Neighbor: Esperanza Cossio
Address: 822 Sea Pines Ln.
Phone: 702 764 9197

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/9/20

Neighbor: Jan Young
Address: 810 SEA PINES LN
Phone: 323-788-8572

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/9/2020

Neighbor: Roy A. BRAATZ
Address: 722 SEA PINES LN
Phone: 323) 201-1515

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 9 NOV, 2020

Neighbor: Heather O'Parento
Address: 720 Sea Pines Ln
Phone: 702-8588 773

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 9 NOV 2020

Parking Variance Approval

Owner Name: Bryan Wolfington
Address: 727 Sea Pines Ln 89107

Neighbor: Jessica Staley
Address: 608 Sea Pines Lane
Phone: 304-610-6909

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Jessica Staley

Date: 11/9/2020

Neighbor: Daniel Vazquez-Nemando
Address: 602 Sea Pines Ln
Phone: (702) 366-6181

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/9/20

Neighbor: Dan Swift
Address: 809 Sea Pines Lane
Phone: 702 834 2476

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/9/2020

Neighbor: Maria Estrella
Address: 713 Seapines LN
Phone: 702-355-7729

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Maria

Date: 11-9-2020

Neighbor: Gladys Gonzalez
Address: 705 Sea Pines
Phone: 702 616-8826

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Gladys

Date: 11/9/2020

Neighbor: Oliver Lombardo
Address: 601 Sea Pines
Phone: 319-424-0330

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Oliver

Date: NOV 9, 2020

Neighbor: Angel Caceres
Address: 614 Sea Pines LN L.V. N.V
Phone: (702) 810-4886

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Angel

Date: 11/9/2020

Parking Variance Approval

Owner Name: Ryan Wolfington
Address: 727 Sea Pines Ln 89107

Neighbor: Jesse Cenillo
Address: 609 Spyglass Las Vegas 89107
Phone: (702) 721-2529

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11-9-20

Neighbor: Chael Azaden
Address: 601 Spyglass Ln 89107
Phone: 418 929-1301

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/9/20

Neighbor: Margaret Corcoran
Address: 703 Spyglass Lane
Phone: 860-550-4393

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Margaret Corcoran

Date: 11/9/20

Neighbor: Wendy Graves

Address: 711 Spyclass

Phone: 702-987-0805

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Wendy Graves

Date: 11/9/20

Neighbor: SUGAN RAPANA

Address: 715 SPYGLASS DR. KC. MO 64107

Phone: 702-588-3260

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Susan Rapana

Date: 11.09.20

Neighbor: Hector Diaz Jr

Address: 733 Spyclass in Las Vegas NV 89107

Phone: 609 665 2669

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Hector Diaz Jr

Date: 11/9/2020

Neighbor: LISA BEATY

Address: 807 Spyclass

Phone: 702-143-14803

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Lisa Beaty

Date: 11/9/2020

Parking Variance Approval

Owner Name: Ryan Wolfington
Address: 727 Sea Pines Ln 89107

Neighbor: Margaret Sievers
Address: 819 Spyglass Lane
Phone: 702-878-7509

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Margaret Sievers

Date: 11/10/2020

Neighbor: Trenton Alenik
Address: 733 Sea Pines
Phone: 702-767-7531

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: T Alenik

Date: 11/10/2020

Neighbor: Clarice Rathers
Address: 725 Sea Pines
Phone: 702-683-9950

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Clarice Rathers

Date: 11/10/2020

Parking Variance Approval

For the Residents of 727 Sea Pines Lane

Owner Name: _____

Address: _____

Neighbor: MARY HARRIS

Address: 4424 SAINT ANDREWS CIR

Phone: (801) 390 8505

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Mary Harris

Date: _____

Neighbor: Sam Santana

Address: 4412 St Andrews Cir Las Vegas, NV 89107

Phone: (310) 214-2760

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 10/10/20

Neighbor: Myrna Winslow - MYRNA WINSLOW

Address: 4488 St Andrews Circle - Las Vegas NV 89107

Phone: 702-646-8173

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Myrna Winslow

Date: 11-10-20

Neighbor: Richard Fowler
Address: 4409 Thompson Circle
Phone: 702-273-4132

☐ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature] Date: 11/10/20

Neighbor: CARROLL PARKER
Address: 4420 THOMPSON CR.
Phone: _____

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature] Date: 11-10-20

Neighbor: Adriana Sanchez
Address: 4416 Thompson Cr.
Phone: _____

☐ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature] Date: 11/10/20

Neighbor: Josie Ramos
Address: 816 Hogan Dr.
Phone: _____

☐ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature] Date: 11/16/20

Parking Variance Approval

For the Residents of 727 Sea Pines Lane

Owner Name: _____

Address: _____

Neighbor: Aaron Dalske

Address: 4425 Washington Ave

Phone: 702 406 6711

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: Aaron J Dalske

Date: 11/10/2020

Neighbor: LORENZO WHITE

Address: 4409 W. WASHINGTON AVE

Phone: 702 528-6007

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11-10-20

Neighbor: Jorge Alvarez

Address: 812 Hogan Dr

Phone: 702 7776-1480

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/10/20

Neighbor: Jose Miranda

Address: 800 Hogan Dr

Phone: 702-409-9918

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11-10-2020

Neighbor: Kimberly Barber

Address: 712 HOGAN DR

Phone: 702-955-2666

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11-10-2020

Neighbor: V.A. HERRERA

Address: 4409 ST. ANDREWS CIR

Phone: 873-4408

☒ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11/10/20

Neighbor: JOHN NAPOLEON

Address: 4417 ST. ANDREWS CIR -

Phone: 702 801 1227

☐ I have reviewed the plans and specifications for my neighbor's proposed parking variance, and I have no concerns about the proposed changes.

Signature: [Signature]

Date: 11-10-20

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

20-0208-VAR1

Planning Commission Meeting of **11/10/2020**

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City of Las Vegas

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13930301006

DANA DEVELOPMENT L L C
NATIONAL FACILITIES CORP

660 N DECATUR BLVD
LAS VEGAS NV 89107-1918

97 HRFNFI 69107

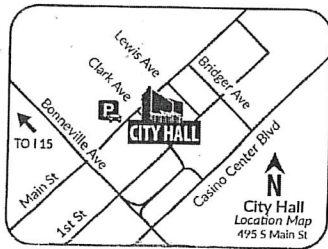


Submitted after final agenda

25P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

20-0208-VARI

Planning Commission Meeting of 11/10/2020

20-0208-VARI

13930313011

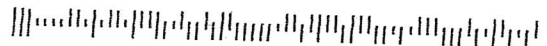
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7613 SEA WIND DR

LAS VEGAS NV 89128

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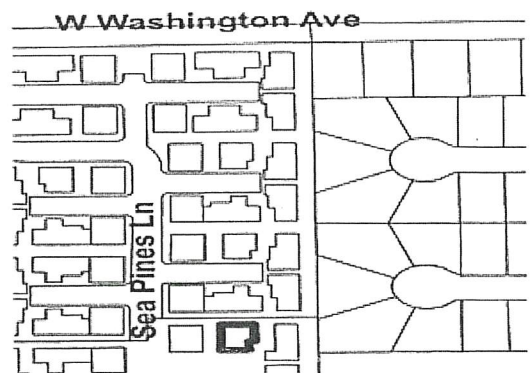


Application Information

20-0208-VARI - VARIANCE - PUBLIC HEARING - APPLICANT: RYAN WOLFINGTON - OWNER: DO RIGHT FEEL RIGHT HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW ZERO PARKING SPACES WHERE TWO ARE REQUIRED on 0.05 acres at 727 Sea Pines Lane (APN 139-30-313-041), RPD-8 (Residential Planned Development - 8 Units Per Acre), Ward 5 (Crear).

Parking spaces should be maintained to allow off-street parking. Approval of this variance will force more cars to park on the street.
No.

Application Location



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

Public Hearing Information

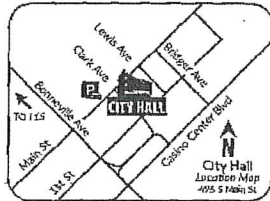
Meeting: Planning Commission
Date: 11/10/2020
Time: 6:00 PM
Location: Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. 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 further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov/meetings>

25P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐

I SUPPORT
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this Request

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Planning Commission Meeting of 11/10/2020

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Dept of Planning
City of Las Vegas

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TRACHTENBERG KRISTEL

4408 W BONANZA RD

LAS VEGAS NV 89107-2127

ST HRCFNP1 89107



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City of Las Vegas
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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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City of Las Vegas

20-0208-VAR1

13930312028

INFELD TAMARA NORINE & NICHOLAS
MONTAQUE

72626 BEL AIR RD

PALM DESERT CA 92260

104 HRCFNP1 92260



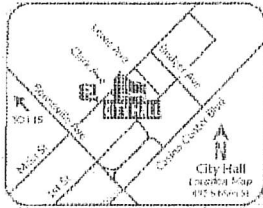
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89166

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City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, *plus* this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

20-0208-VAR1

Planning Commission Meeting of 11/10/2020

20-0208-VAR1

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STORLAZZI STEVEN & DONNA

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