



July 9, 2021

City of Las Vegas  
Planning and Zoning Department  
495 S. Main Street,  
Las Vegas, NV 89101

Re: Request for Abeyance of project 21-0328  
APNs: 125-22-804-001, 125-22-801-011

Dear Ms. Eddowes,

Please be advised this firm has been retained to manage entitlements for the above matter on a site owned by FF Series Holdings LLC & Mabuhay Coml Invest 4 LLC. We are requesting that the zone change and GPA request in the above application be abeyed until the September 14, 2021 Planning Commission so that the design review, zone change and GPA request can all be heard together. Thus, we are respectfully requesting that this matter be rescheduled to the September 14, 2021 Planning Commission.

If you have any questions, please feel free to contact us at 720-227-1216.

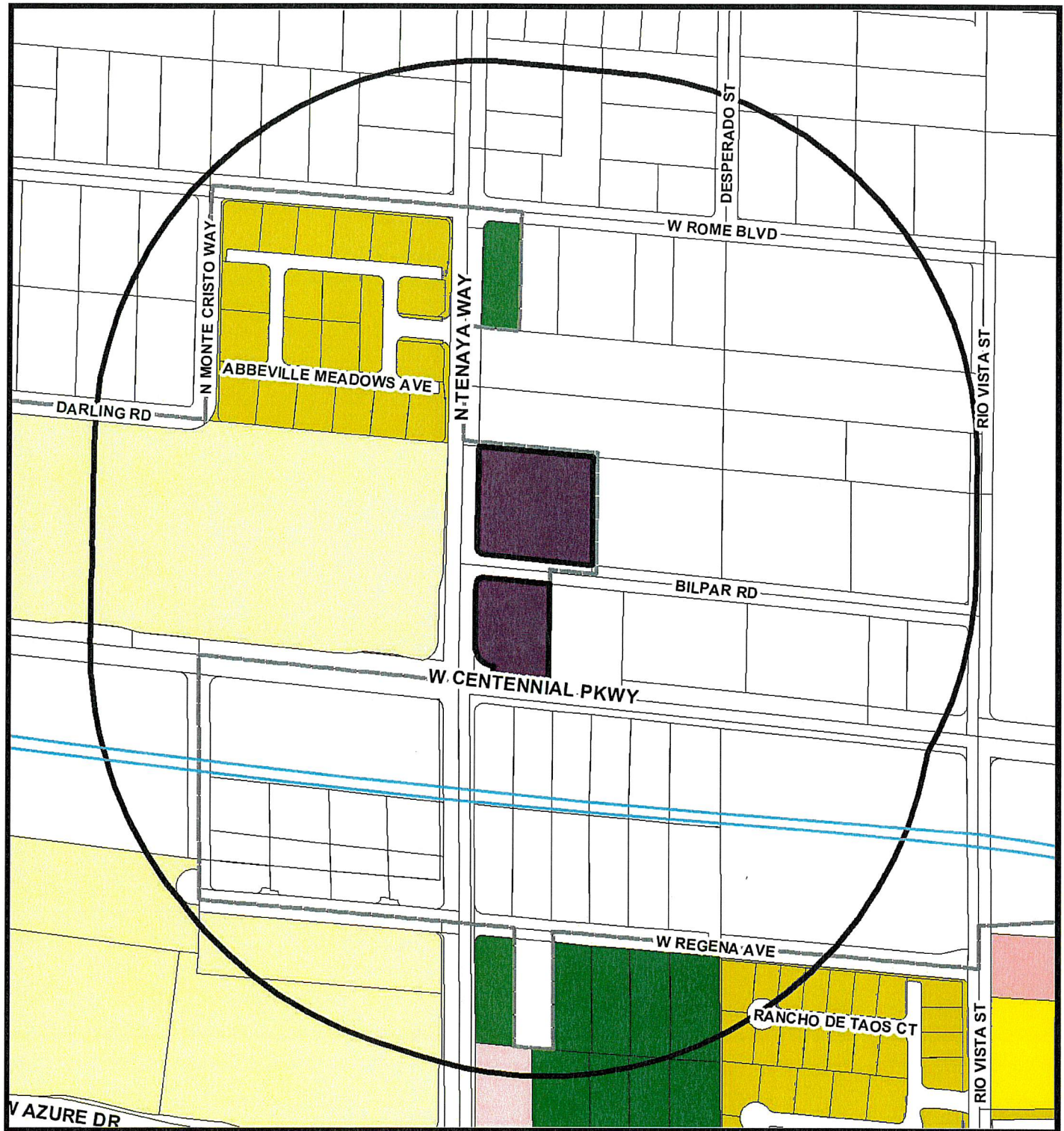
Thank you,

  
Andrea Limpede Carroll  
Principal Architect  
NCARB(NV #7598)  
Carroll Design Collaborative

Submitted after final agenda

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**07/12/2021**  
**ITEM 41a-b**

21-0328-ZON1



# Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neighborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban General
- T6-UG-L - T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- IM - Industrial
- C-V - Civic
- IP-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM O TO C-1

- Subject Property
- 1000ft Buffer
- City Limits



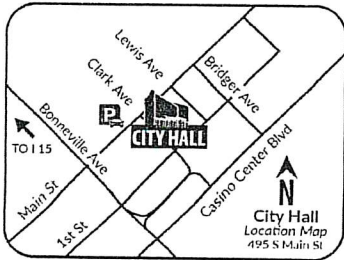
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-4501

Date: Thursday, July 8, 2021



City of Las Vegas, Department of Planning  
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.

**21-0328 and 21-0328-GPA1 and 21-0328-ZON1**

Planning Commission Meeting of **07/13/2021**

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Las Vegas, NV  
Permit No. 1630

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**JUL 12 2021**

Dept of Planning  
City of Las Vegas

21-0328

12522410017

BOWMAN CRAIG L & VALERIE D  
7235 SHENANDOAH SPRINGS AVE  
LAS VEGAS NV 89131-3248

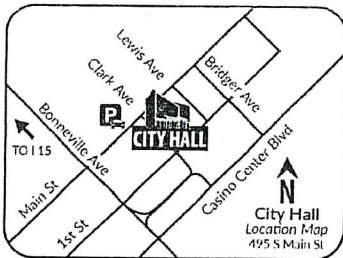
35 DRCFNP1 89131



41a-b  
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Dept of Planning  
City of Las Vegas

21-0328

12522410009

DUBOIS JULIO M & GLORIA ESTHER

6561 ASHLEY VALE ST

LAS VEGAS NV 89131

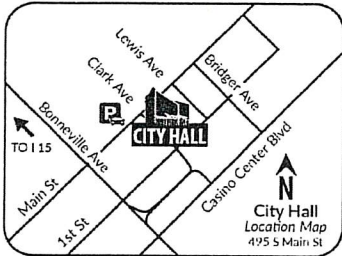
35 DEPT 1 65131



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Scan or go to:

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I own the lot next door on Bilpar Rd.  
I oppose this. IT will cause  
too much traffic on Bilpar  
Also a Commercial Business  
Especially a GAS  
station or store will  
NOT FIT The Community.  
I oppose Any fast food or Drive  
Thru Restaurant as well. Joseph  
Leibovic

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Planning Commission Meeting of **07/13/2021**

21-0328

12522804002

LEIBOVIC JOSEPH REVOCABLE LIVING  
TRUST

LEIBOVIC JOSEPH TRS

2500 MONARCH BAY DR

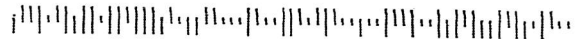
LAS VEGAS NV 89128

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City of Las Vegas

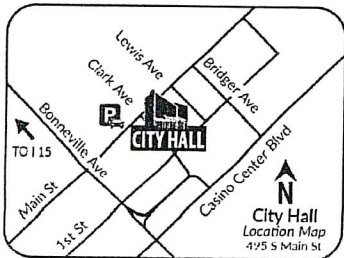
23 070711 05125



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Planning Commission Meeting of **07/13/2021**

21-0328

12522804005

BARRY EDWARD P & MAUREEN L

7025 BILPAR RD

LAS VEGAS NV 89131

35 070714P1 03131



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JUL 13 2021

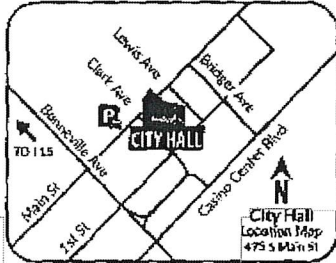
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Las Vegas, NV  
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Zoo many homes with  
horses, farms in this  
area. my street has  
turned into a freeway  
this will bring more  
traffic down our street  
also.



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Planning Commission Meeting of 07/13/2021

21-0328  
12522304014  
VINO SPEZ TRUST ETAL  
MATE LYNN M TRS  
7274 W ROME BLVD  
LAS VEGAS NV 89131

21-0328 DEPT OF PLANNING 07/13/21



41a-b  
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SCHOOL ACCT

7027995248

07:31

07/13/2021

## Route 66 RoadRunner

22330 W. Old Highway 66  
Seligman, AZ 86337-0805  
route66roadrunner@gmail.com  
www.route66roadrunner.com

Planning Commission

My name is Jean  
Chappell 6720 N Tioga Way  
Las Vegas Nev. 89131 and  
I am opposed to  
this application It  
should remain Office  
Jean Chappell

Get your kicks on Route 66 at the RoadRunner !

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Dept of Planning  
City of Las Vegas

21-0328 - PUBLIC HEARING -  
APPLICANT/OWNER: FF SERIES  
HOLDINGS, LLC - For possible  
action on the following Land  
Use Entitlement project  
requests on 3.20 acres at the  
northeast and southeast  
corners of Bilpar Road and  
Tenaya Way (APNs 125-22-801-  
011 and 125-22-804-001), Ward 6  
(Fiore).

21-0328-GPA1 - GENERAL PLAN  
AMENDMENT - FROM: O  
(OFFICE) TO: SC (SERVICE  
COMMERCIAL)

21-0328-ZON1 - REZONING -  
FROM: O (OFFICE) TO: C-1  
(LIMITED COMMERCIAL)

21-0330 - PUBLIC HEARING -  
APPLICANT: METRO  
COMMERCIAL REALTY

25 7-1-21

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