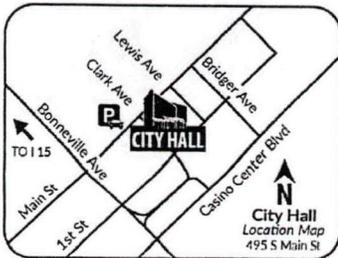


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

*In sufficient space for
office building. Appears
that work has already
begun on this parcel*

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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JUL 07 2022

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

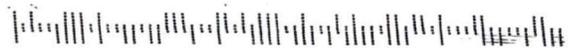
Please use available blank space on card for your comments.

22-0229 and 22-0229-GPA1 and 22-0229-ZON1 and 22-0229-VAR1 and 22-0229-SDR1

Planning Commission Meeting of 07/12/2022

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22-0229
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BROWN CHARLES & HAINES S LIV TR
ETAL
BROWN CHARLES A TRS
1613 QUARTZ LEDGE CT
LAS VEGAS NV 89117

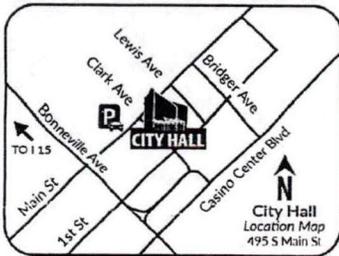


Submitted after final agenda

25a-d P

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.

22-0229 and 22-0229-GPA1 and 22-0229-ZON1 and 22-0229-VAR1 and 22-0229-SDR1

Planning Commission Meeting of 07/12/2022

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Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

22-0229
16303213003
MARTIN FAMILY TRUST
MARTIN ROBERT E & KAYE B TRS
1500 MARBELLA RIDGE CT
LAS VEGAS NV 89117-1488

Building New House Behind
Them ~~area~~. Someone will Build A
Home There.
NOT Big Enough Lot!

2SadP

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

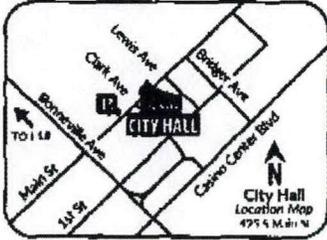
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Official Notice of Public Hearing

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JUL 12 2022

City of Las Vegas
Department of Planning



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22-0229
16304702010
GABAY ESTHER
GABAY ELYAHU
2121 SHENLEY CT
LAS VEGAS NV 89117

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

22-0229 and 22-0229-GPA1 and 22-0229-ZON1 and 22-0229-VAR1 and 22-0229-SDR1

Planning Commission Meeting of 07/12/2022

143 070722 09117



25ard P

Nora Lares

From: Stacey Campbell
Sent: Monday, July 11, 2022 7:34 PM
To: Dorian Stonebarger; LuAnn D. Holmes
Cc: Nora Lares
Subject: Re: Case Number 22-0229-GPA1-, 22-0229-Zon1, 22-0229-Var1, 22-0229-SDR1

OK since it's her planning commission I'm copying in Nora

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Dorian Stonebarger <dstonebarger@lasvegasnevada.gov>
Sent: Monday, July 11, 2022 7:29:06 PM
To: Stacey Campbell <slcampbell@LasVegasNevada.GOV>; LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Subject: Fwd: Case Number 22-0229-GPA1-, 22-0229-Zon1, 22-0229-Var1, 22-0229-SDR1

The below request was to share with all commissioners so I'm sharing to your office.

Dorian Stonebarger
Chief Policy Advisor | Ward 1
City Councilman Brian Knudsen

Please excuse or enjoy any typos
Sent from my iPhone

Begin forwarded message:

From: Anna Williams <outlook_509FB2C62F8AC509@outlook.com>
Date: July 11, 2022 at 5:31:55 PM PDT
To: Ward 1 <Ward1@lasvegasnevada.gov>
Cc: aweless@embarqmail.com
Subject: Case Number 22-0229-GPA1-, 22-0229-Zon1, 22-0229-Var1, 22-0229-SDR1

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials**

I am submitting my opposition to the above proposals scheduled to be heard by the Planning Commission on Tuesday 7/12/2022.
The proposal is not compatible and harmonious with existing development in the surrounding areas which predominately consists of large detached single family residential lots. If approved, it would create a spot zoning situation that would forever alter the neighborhood in a negative way. It does not further the General Plan.
The associated Variance Waiver and Exception Requests place hardships of noise, odor from the trash enclosure, and too close a proximity to the adjacent homes. The one-way ingress and egress issues

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Da 10/22

would also pose a problem for trash pick-up. This is a large building for a half-acre lot. If the owners decide to sub-lease or hire too many people, employees and or clients will be forced to park in the neighborhood and walk to the north entrance. If lighting in the parking lot or on the building are required, that would also adversely affect the neighborhood.

I respectfully request that you follow the recommendations made by the City's Staff to deny this proposed project. Please submit this letter to all the Planning Commissioners and City Council Members.

Thank you,

Anna and Anthony Williams

7451 O'Bannon Drive

Las Vegas, NV 89117

702-324-2811

Sent from Mail for Windows

Nora Lares

From: Seth Floyd
Sent: Monday, July 11, 2022 1:18 PM
To: Jorina Garetto
Cc: Nora Lares; Emily Wetzstein; Peter Lowenstein
Subject: RE: Case Number 22-0229-GPA

Hi Jorina,

Thank you for the email. We will make sure this gets submitted with the item before Planning Commission tomorrow night. The meeting starts at 6 p.m. at City Hall (Council Chambers) if you or your neighbors would like to attend and speak in person.

Best,
-Seth

From: Jorina Garetto <jgaretto@cox.net>
Sent: Sunday, July 10, 2022 9:13 AM
To: Seth Floyd <sfloyd@LasVegasNevada.GOV>
Subject: Case Number 22-0229-GPA

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

The proposals are Case Number 22-0229-GPA1-General Plan Amendment-From DR) Desert Rural Density Residential) to O Office and Case Number 22-022-ZON1- Rezoning from R-E (Residential Estates) to: P-O (Professional Office).

I am writing to you to let you know that I am opposed to the above rezoning request.

The main reason is that it does not fit the current neighborhood. The proposed office would be surrounded by homes. The club across from it is more like an outside park than a business. We have a church next to the club. There are churches in neighborhoods throughout the city and a church is not a business. Across from the proposed site is a park.

We do have the Social Security Building North of homes on the same block as the proposed site. Attached to the SS Building is office space that has been vacant for over a year. On the corner of Charleston and Tenaya is the vacant law office that has been vacated and unoccupied for years. We don't need another office space that could be left abandoned.

The main buildings surrounding this site are homes. There are half acre homes with higher density homes that face Buffalo. On the corner of Buffalo and Charleston there are apartment homes.

We worry that sometime in the future the proposed building could be rezoned for a less desirable use. We see it happening around us.

I have lived in the neighborhood for over 25 years. In all the years we have never seen a homeless encampment on this corner lot and suggested by the proposed builders. I feel that a business site that is closed in evenings and homeless could camp on the site protected the building at night.

Yes the lot has been vacant for years but the owner had the chance to sell when the high density homes were built on Buffalo.

I strongly feel that the proposed building could find a more suitable site that is not in a neighborhood of homes. It would be the only office space surrounded by homes.

The City of Las Vegas has so many unused office spaces that this business could buy and revitalize and make our City a more beautiful place to live. It is unfortunate to see how much we use up and are and then abandoned it for something newer. As architects I would think this would be something that would make them proud to do.

Please do not approve this request. We love our neighborhood but we have seen so much negative change on Rainbow, Sahara and Charleston. We don't need this brought any closer to our homes.

Jorina Garetto
1500 Ten Palms Court
Las Vegas NV 89117
(702)556-1475

7/11/22, 11:30 AM Objection to Office Building at the corner of Buffalo and Oakey - 22-0229-GPA1, 22-0229-ZON1, 22-0229-SDR1, 22-0229-VAR1

From: larryanspa@aol.com,

To: ward1@lasvegasnevada.gov,

Subject: Objection to Office Building at the corner of Buffalo and Oakey - 22-0229-GPA1, 22-0229-ZON1, 22-0229-SDR1, 22-0229-VAR1

Date: Thu, Jun 16, 2022 10:29 am

Dear Brian, Hope you and your family are well. We received today a notification from the City of Las Vegas Department of Planning for an office to be built at the corner of Buffalo and Oakey. The Ten Oaks Community (71 homes) objects to this development. The City defied the residents by building the Social Security Building on Buffalo. This is a residential area and only homes should be built on this property. The community is upset with the church and padel courts that were built on the opposite corner that was also zoned for housing. We are tired of fighting these battles and being "screwed" everytime! Please do everything you can to stop this application. Thanks, Larry Anspach, 1509 Golden Oak drive, Las Vegas, NV 89117.

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JUL 12 2022

City of Las Vegas
Department of Planning

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