

**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**



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY



cityoflasvegas
lasvegasnevada.gov

October 10, 2022

Mr. Seth Floyd
Department of Community Development
495 South Main Street | 3rd Floor
Las Vegas, NV 89101

RE: Notice to Hold City of Las Vegas Planning Commission Hearing on
October 11, 2022 (22-0441-GPA1)

To whom it may concern:

We are respectfully requesting a 30-day abeyance of application 22-0441-GPA1 from the October 11th Planning Commission meeting until the November 15th Planning Commission agenda. In the interim, we plan to hold another neighborhood meeting prior to the abeyed November 15th hearing date.

Please let me know if you have any questions.

Sincerely,

Alex Strawser, AICP
Senior Planner

AS: fs, jb

Submitted after final agenda

RECEIVED
10/10/2022
Item 39

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com

702.792.7050

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 10, 2022

VIA EMAIL – ldholmes@lasvegasnevada.gov

Ms. LuAnn Holmes, City Clerk
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

***Re: Hold Letter – Vegas Rising (22-0441-GPA1, 22-0442 and 22-0450)
City of Las Vegas Planning Commission hearing on October 11, 2022***

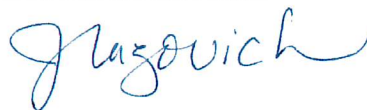
Dear Ms. Holmes:

We are respectfully requesting that Items 39, 40 and 44, which are companion items to the same project, be held until the City of Las Vegas Planning Commission hearing on November 15, 2022. As these applications are related, we would request that all items be held. The applicant will be holding a voluntary neighborhood meeting before the next hearing.

Thank you.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/jmd

cc: Peter Lowenstein (plowenstein@lasvegasnevada.gov)
Fred Solis (fsolis@lasvegasnevada.gov)

Submitted after final agenda

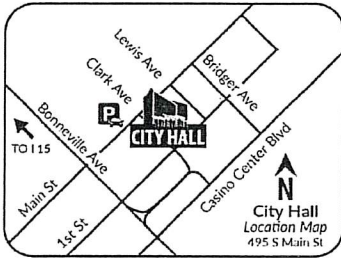
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10/10/2022

Item 39, 40a-e, 44

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

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Official Notice of Public Hearing



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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.

22-0441-GPA1

Planning Commission Meeting of 10/11/2022

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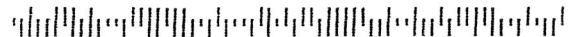
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OCT 11 2022

City of Las Vegas
Department of Planning

22-0441-GPA1
16208210024
BARBOUR DESIREE A
2832 NORTHAM ST
LAS VEGAS NV 89102-0130

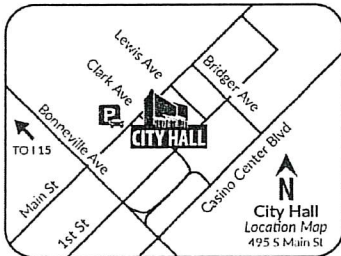
22 10/11/2022 10:10:22



39p

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

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22-0441-GPA1

Planning Commission Meeting of **10/11/2022**

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OCT 11 2022

City of Las Vegas
Department of Planning

22-0441-GPA1
16208511009
DORSEY RICHARD
2820 ALCOA AVE
LAS VEGAS NV 89102-6023

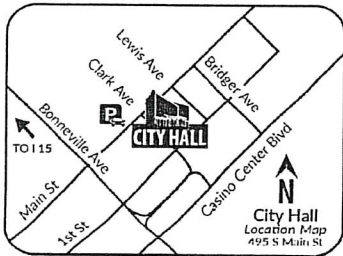
22 10/11/2022 09:10



3ap

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495 South Main Street
Las Vegas, Nevada 89101

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22-0441-GPA1

Planning Commission Meeting of **10/11/2022**

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City of Las Vegas
Department of Planning

22-0441-GPA1

16208511055

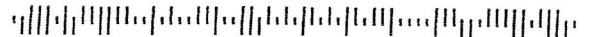
BOYTER GARY L LIVING TRUST

BOYTER GARY L TRS

2725 MERRITT AVE

LAS VEGAS NV 89102-6080

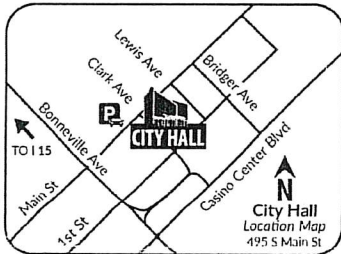
83 HRFNFP1 89102



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

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22-0441-GPA1

Planning Commission Meeting of **10/11/2022**

69 HRCFNP1 69102



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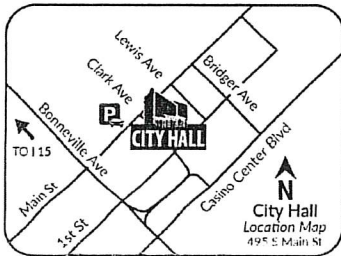
City of Las Vegas
Department of Planning

22-0441-GPA1
16208201003
Occupant Space 320
Meadows Mobile Home Park
2900 South Valley View Boulevard
Las Vegas, Nevada 89102

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

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22-0441-GPA1

Planning Commission Meeting of **10/11/2022**

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City of Las Vegas
Department of Planning

22-0441-GPA1
16208211029
GUTHRIE RONALD G
CORDELL TERRANCE A
3016 MILO WAY
LAS VEGAS NV 89102-5982

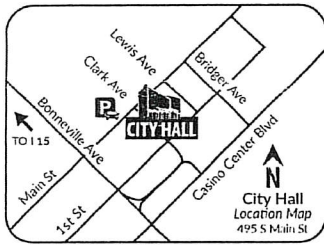
65 HRFNFI 65102



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

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22-0441-GPA1

Planning Commission Meeting of 10/11/2022

22-0441-GPA1
16208210035
MILLER MICHAEL W
2705 NORTHAM ST
LAS VEGAS NV 89102-5985

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Department of Planning

89 HROFNFI 89102

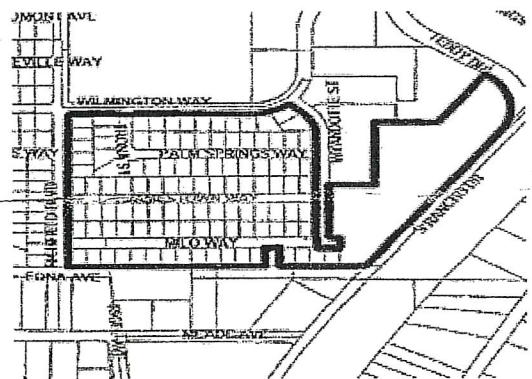


Application Information

22-0441-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FROM: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW) TO: GC (GENERAL COMMERCIAL) on 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz).

*RICHFIELD CANNOT HANDLE
THE AMOUNT OF PEOPLE YOU
PLAN ON PUTTING ON THIS
PROPERTY.*

Application Location



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

Public Hearing Information

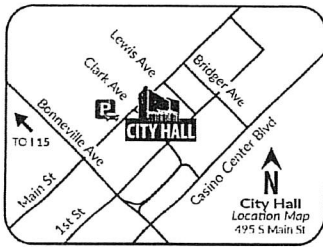
Meeting: Planning Commission
Date: 10/11/2022
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

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.

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

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22-0441-GPA1

Planning Commission Meeting of **10/11/2022**

22-0441-GPA1

16208211031

BUNCH FAMILY TRUST

BUNCH GERARD & TRACY TRS

3013 MILO WAY

LAS VEGAS NV 89102-5983

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Department of Community Development

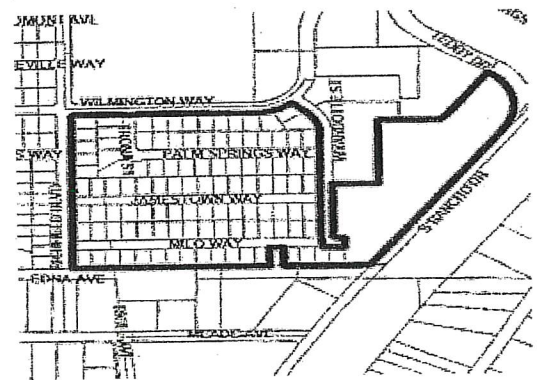
Application Information

22-0441-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NV RENTAL
HOLDINGS, LLC - For possible action on a Land Use Entitlement project request
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(GENERAL COMMERCIAL) on 18.67 acres at the southeast corner of Richfield
Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz).

*We do not consent to the change
in zoning status due to major
impacts to property in area*

Gerard Bunch
Tracy Bunch

Application Location



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

Public Hearing Information

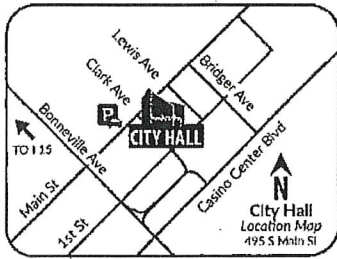
Meeting: Planning Commission
Date: 10/11/2022
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

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Las Vegas, Nevada 89101

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Department of Planning

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I SUPPORT
this Request



I OPPOSE
this Request

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22-0441-GPA1

Planning Commission Meeting of 10/11/2022

22-0441-GPA1

16208113001

ZEPEDA JORGE

2620 CABOT ST

LAS VEGAS NV 89102-5904

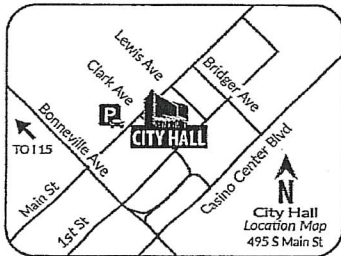
63 H2074P1 63102



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

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22-0441-GPA1

Planning Commission Meeting of 10/11/2022

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City of Las Vegas
Department of Planning

22-0441-GPA1

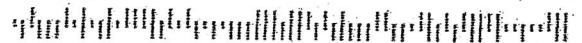
16208114044

WOO RUTH L & LAWRENCE C

3104 KINGS WAY

LAS VEGAS NV 89102-0156

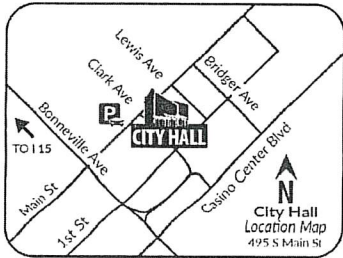
89 HRDFNP1 89102



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City of Las Vegas, Department of Community Development
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Las Vegas, Nevada 89101

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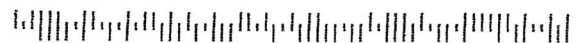
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City of Las Vegas
Department of Planning

22-0441-GPA1
16208210030
ORTEGA MARCELO
2813 NORTHAM ST
LAS VEGAS NV 89102

99 HRP74P1 89102



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