

RECEIVED

MAR 14 2023

Brown, Brown & Premsrut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRUT

City of Las Vegas
Department of Planning
TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 13, 2023

City of Las Vegas Planning and Zoning
495 Main Street
Las Vegas, Nevada 89101

**RE: 23-0050 Abeyance from March 14, 2023 , Planning Commission Hearing.
Item 25. Applicant: Golden Apartments**

Dear Mr. Swanton,

Our firm represents the above-mentioned applicant that is proposing a mixed use development at the north west corner of Vegas at Simmons. Considering Staff's unfavorable recommendation, we will make adjustments to the proposal to lessen the requested waivers. To allow the city time to process the modifications, we request the matter be held over to the April 11, 2023 Planning Commission hearing.

With appreciation,



Lora Dreja
Land Entitlements
(702) 598-1408

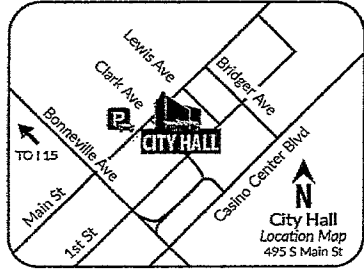
CC: Nora Lares
Nicole Eddowes
Emily Wetzstein.

Submitted after Final Agenda
Items 25a-25c

OPPOSE!

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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 Community Development 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.

23-0050 and 23-0050-VAR1 and 23-0050-SUP1 and 23-0050-SDR1

Planning Commission Meeting of 03/14/2023

RECEIVED

MAR 13 2023

City of Las Vegas
Department of Planning

* Will bring too
much traffic to
this quiet neighborhood

* not enough services in
the area to accommodate
new residents

23-0050

13929112198

SALKA JOSEPH M

SALKA JOSEPH MICHAEL & EVAN R

1205 CHEROKEE LN

LAS VEGAS NV 89106-1407

25P

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

Submitted after final agenda

Items 25a-25c

Emily Wetzstein

From: noreply@formstack.com
Sent: Monday, March 13, 2023 11:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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.**



Formstack Submission For: Planning App Comments

Submitted at 03/13/23 11:49 AM

Meeting Date: Tuesday, March 14, 2023

Project Number: 23-0050

Position: I OPPOSE the project and all related applications.

Name: Scott Sasaki

Residential or Business Address: 2512 Ellingson Dr
Las Vegas, NV 89106

Phone: (808) 895-8079

Email: xxrobot@gmail.com

Comments:

This area is unfortunately car-dependent. The parking plan provided is unrealistic for the number of housing units.

The adjacent single-family neighborhood is already stressed for street parking with many large pickup trucks that are unable to fit in driveways or garages.

Overflow parking would spill out of this development onto Simmons street making biking and visibility even more dangerous than it already is.

I support building denser housing than R1 but the plans need to be realistic with the cars they will bring.

25a-C
P

To Whom It May Concern,

We are writing you regarding the possible action on the following Land Use Entitlement project requests on 1.09 acres at the northwest corner of Vegas Drive and Simmons Street; the 23-0050 and 23-0050-VAR1 and 23-0050-SUP1 and 22-0050-SDR1 requests.

RECEIVED
CITY CLERK
2023 MAR -9 P 3:42

After several discussions with members of the communities and neighborhoods, we oppose the building in the area and urge you to support preserving the land, as it has always been, a vacant area. We believe the land should remain a vacant area because: our community and neighbors prominently rely on the peace of this vacant area, the many negative environmental effects outweigh the limited positive environmental benefits for current and future generations (some negative environmental concerns including: added lights, sounds, traffic (an increased possibility of accidents in our neighborhoods), persons (an increased possibility of crime in our neighborhoods), excess use of community resources (such as power, gas, water, sewage, and land use), and the possible use of cameras (possibly interfering with neighborhood privacy and creating vulnerabilities (cyber, physical, and emotional))), there is a greater chance that these negative environmental effects could also negatively affect our neighbors (including the youth and those at the Veterans Tribute Career & Technical Academy (VTCTA) (2531 Vegas Drive), Advanced Technologies Academy (ATA) (1411 Robin Street), and the Academic Support and Community Service Center (Clark County School District)(1255 Robin Street)), the construction might negatively affect our neighbors properties physically (structural integrity), the additional risks of physical and mental health hazards from the potential negative environmental effects to our neighborhoods, the possibility of the construction interfering with our neighbors view of the Las Vegas Strip (negatively effecting property values and the many positive benefits of the view of the Las Vegas Strip offers (aesthetic value, increased creativity and productivity, and improvements in mental health), there are an abundance of vacant areas available to be built available (and these resources already offered) and within a reasonable distance, and the potential negative environmental effects affecting our communities and neighborhoods that have enjoyed the peace and privacy of having this area vacant.

In conclusion, after several discussions with members of the communities and neighborhoods, we oppose the building on the northwest corner of Vegas Drive and Simmons Street and support preserving the land, as it has always been, a vacant area. We believe in preserving the land because: of the few benefits building in this area offers our communities, the many negative environmental effects building in this area would pose to our communities and neighbors and future generations to our communities and neighborhoods, the negative effects that might interfere with our neighbors (including the Veterans Tribute Career & Technical Academy (VTCTA), Advanced Technologies Academy (ATA), and the Academic Support and Community Service Center (Clark County School District), the additional physical and mental health hazards from these negative environmental effects to our communities and neighborhoods, the possibility building in this area might interfere with our neighbors view of the Las Vegas Strip, there being an abundance of other vacant areas available (and the proposed resources already offered) and within reasonable distance, and we hope to preserve the peace and privacy of having this area vacant.

Sincerely,

Citizens of Las Vegas, Nevada and The United States of America

Submitted after final agenda

Items 25a-26c