

Ashley Foster

From: Steve Swanton
Sent: Tuesday, February 14, 2023 4:30 PM
To: Ashley Foster
Cc: Nora Lares; Emily Wetzstein; Peter Lowenstein
Subject: FW: 8th & Bonneville Apartments, Las Vegas - Hold Request for 2/15/23 City Council meeting

Hi Ashley,

Forwarding the applicant's request to abey 22-0592-WVR1, ZON1, SUP1 and SDR1 from 2/15/23 CC to the 4/5/23 CC meeting if you haven't already received it.

Thanks.

Steve Swanton, AICP

Senior Planner
Department of Community Development | Planning Division | Case Planning Section
702-229-4714 | voice
495 S. Main St. | Las Vegas, NV 89101



lasvegasnevada.gov



From: Todd McBrayer <tmcbrayer@breslinbuilders.com>
Sent: Tuesday, February 14, 2023 4:23 PM
To: Olivia Diaz <odiaz@lasvegasnevada.gov>; Ydo Yturalde <yyturalde@LasVegasNevada.GOV>; Steve Swanton <sswanton@LasVegasNevada.GOV>
Cc: Travis Cadman <tcadman@investarusa.com>; Ron Cadman <rcadman@investarusa.com>; Todd McBrayer <tmcbrayer@breslinbuilders.com>
Subject: 8th & Bonneville Apartments, Las Vegas - Hold Request for 2/15/23 City Council meeting

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This email shall serve as our request to hold the project at tomorrow's City Council meeting for 45 days to allow the project to have some adjustments made based on comment received from the Councilwoman's office and neighbors.

This should place the project in the April 5th meeting date.

We appreciate the time taken to review the project thus far and look forward to future reviews and ultimately an approval.

Thanks...

Todd McBrayer, LEED AP

Preconstruction | Design | Project Manager

Breslin Builders

4710 W. Post Rd., Suite 140

Las Vegas, NV 89118

702 798 3977 Office

702 234 5159 Mobile

702 798 3908 FAX

<http://www.breslinbuilders.com>

tmcbrayer@breslinbuilders.com

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On Feb 13, 2023, at 9:52 AM, Steve Swanton <sswanton@lasvegasnevada.gov> wrote:

Thank you Travis. Plans have been received and marked with today's date.

Regards,

Steve Swanton, AICP

Senior Planner

Department of Community Development | Planning Division | Case Planning Section

702-229-4714 | voice

495 S. Main St. | Las Vegas, NV 89101

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From: Travis Cadman <tcadman@investarusa.com>

Sent: Friday, February 10, 2023 2:53 PM

To: Ydo Yturralde <yyturralde@LasVegasNevada.GOV>

Cc: Steve Swanton <sswanton@LasVegasNevada.GOV>; Olivia Diaz <odiaz@lasvegasnevada.gov>; Todd McBrayer <tmcbrayer@breslinbuilders.com>; Ron Cadman <rcadman@investarusa.com>

Subject: 8th & Bonneville, Las Vegas/updates

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Hi Ydo,

Further to commentary received from the neighborhood meeting we took the liberty to modify the following plans and renderings;

Site Plan:

1. Reduced the size of the "pet yard" to align with neighbor to the south's parking area (see south west corner of the site)

Landscape Plan

2. Shows tree's along the south property boundary

Rendering/Aerial

3. Shows tree's along south property boundary

Rendering/Pedestrian

4. Shows Bonneville traffic from two way to one way

Thank you,

<image009.png> **TRAVIS CADMAN**
Founder

INVESTARUSA

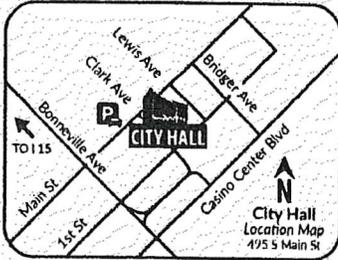
Direct: 1-403-588-6425 | Fax: 1-403-341-5487
www.investarUSA.com

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I SUPPORT
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I OPPOSE
 this Request

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22-0592 and 22-0592-WVR1 and 22-0592-ZON1 and 22-0592-SUP1 and 22-0592-SDR1

City Council Meeting of 02/15/2023

22-0592
 13934310072
 CHRISTENSEN FAMILY TRUST
 CHRISTENSEN JAMES R & DAWN M TRS
 601 S 6TH ST
 LAS VEGAS NV 89101-6919

63 LRFNF1 09101

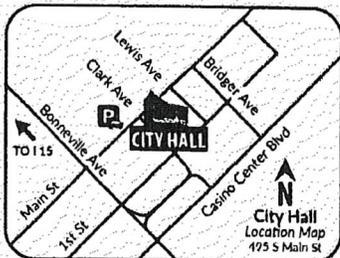


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City Council Meeting of 02/15/2023

22-0592
 13934410222
 CHRISTENSEN FAMILY TRUST
 CHRISTENSEN JAMES R & DAWN M TRS
 601 S 6TH ST
 LAS VEGAS NV 89101-6919

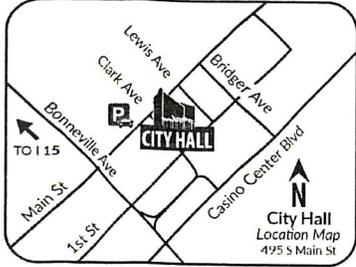
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Items 43a-43d

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I SUPPORT
this Request

I OPPOSE
this Request

22-0592
13934810019
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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22-0592 and 22-0592-WVR1 and 22-0592-ZON1 and 22-0592-SUP1 and 22-0592-SDR1

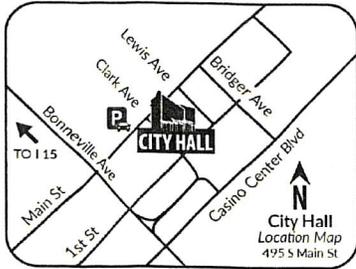
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46 LROFNPI 91605



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I SUPPORT
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I OPPOSE
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22-0592
13934710045
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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46 LROFNPI 91605



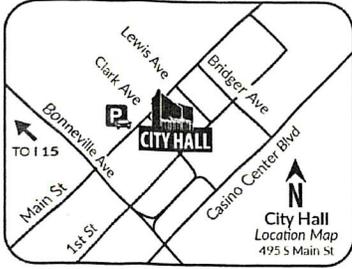
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I SUPPORT
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I OPPOSE
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22-0592
13934710041
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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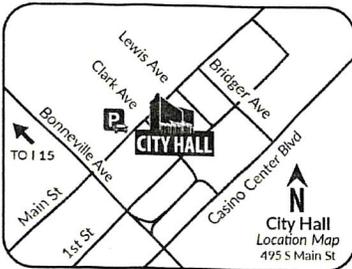
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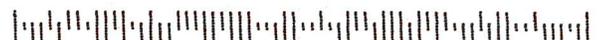
22-0592
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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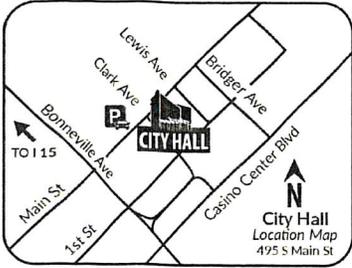
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22-0592
13934810044
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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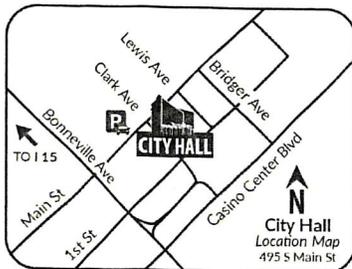
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13934810028
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

I SUPPORT
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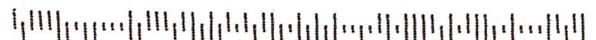
I OPPOSE
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22-0592 and 22-0592-WVR1 and 22-0592-ZON1 and 22-0592-SUP1 and 22-0592-SDR1

City Council Meeting of **02/15/2023**

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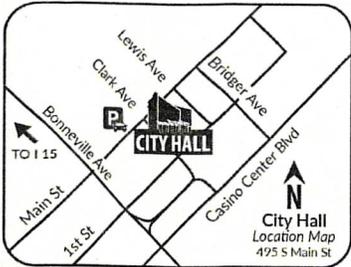
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22-0592
13934710046
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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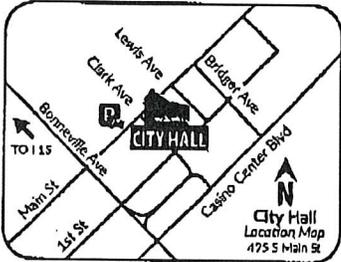
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1 1 5 5 L A S V E G A S N E V A D A 0 2 1 5

22-0592
16203513002
CHARLESTON BAZAR L L C
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456



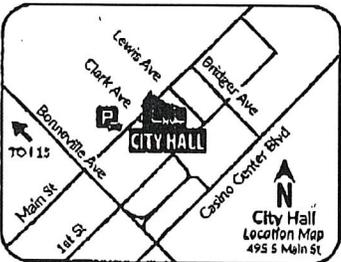
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City Council Meeting of **02/15/2023**

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22-0592
16203513001
CHARLESTON BAZAR L L C
5395 S POLARIS AVE # 100
LAS VEGAS NV 89118-2456

Submitted after final agenda

Items 43a-43d



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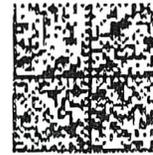
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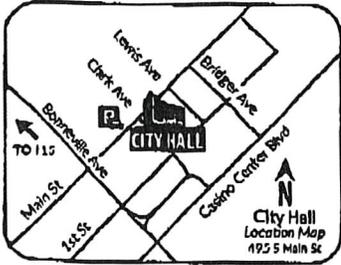
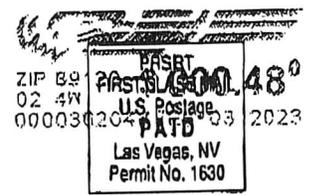
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City Council Meeting of 02/15/2023

22-0592
13934810053
ROUSE FAMILY PROPERTIES L
523 S 8TH ST
LAS VEGAS NV 89101-7002

8910187002 CODES



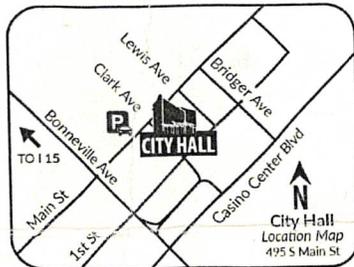
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Not appropriate zoning for this neighborhood of small homes + small businesses.

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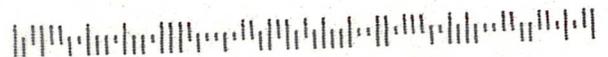
I SUPPORT this Request

I OPPOSE this Request

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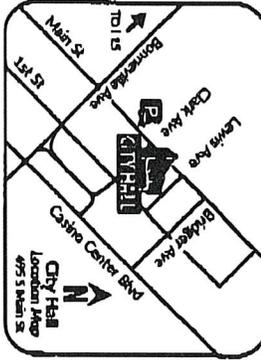
22-0592
13934810023
NEWARK NARRAH F & RICHARD C
608 S 8TH ST
LAS VEGAS NV 89101-7005

83 LROFNP1 89101



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1 SUPPORT
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1 OPPOSE
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63 LRGFNUP 1 83101

22-0592
13934710047
K B E B L L C
510 S 8TH ST
LAS VEGAS NV 89101

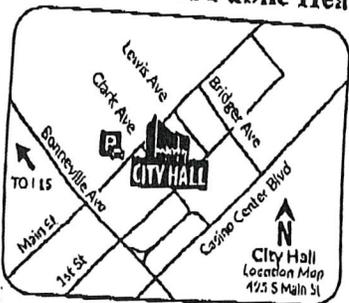


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Items 43a-43d

Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101

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owner-occupied local
business.
• Multi family residential is not compatible with surrounding businesses.
• Proposal has insufficient parking.
• Six stories does not fit aesthetics of neighborhood



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22-0592
13934810020
NOMAWA PROPERTIES L L C
528 S 8TH ST
LAS VEGAS NV 89101-7003

2023 FEB 13 A 7:04

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22-0592 and 22-0592-WVR1 and 22-0592-ZON1 and 22-0592-SUP1 and 22-0592-SDR1

City Council Meeting of 02/15/2023

2023 FEB 13 15:37

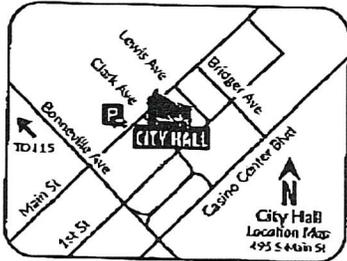


Submitted after final agenda

Items 43a-43d

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
this Request

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22-0592 and 22-0592-WVR1 and 22-0592-ZON1 and 22-0592-SUP1 and 22-0592-SDR1

City Council Meeting of 02/15/2023

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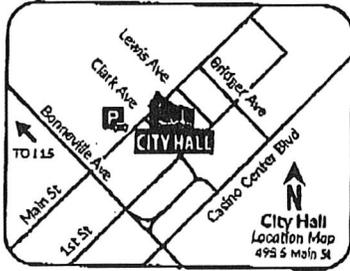
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22-0592
13934801005
MARSHALL ROBERT E
625 S 8TH ST
LAS VEGAS NV 89101-7004



City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
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22-0592 and 22-0592-WVR1 and 22-0592-ZON1 and 22-0592-SUP1 and 22-0592-SDR1

City Council Meeting of 02/15/2023

22-0592
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612 S 10TH ST
LAS VEGAS NV 89101-7001

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