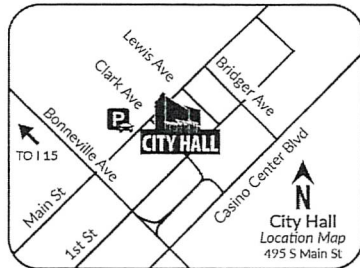


City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-VAR1 and 24-0668-SDR1

Planning Commission Meeting of **04/08/2025**

7 BRDFNP1 89129

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24-0668
13701712010
HATCHER FAMILY TRUST
HATCHER HELEN LOUISE TRS
10451 COOK BLUFF AVE
LAS VEGAS NV 89129-4511

Items 23a-23d
P

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

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24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-VAR1 and 24-0668-SDR1

Planning Commission Meeting of **04/08/2025**

95 BRDFNP1 89123

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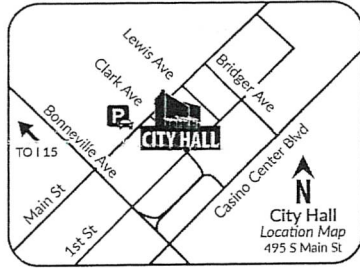
24-0668
13701414157
STELIV LLC
7615 EAGLEHELM CT
LAS VEGAS NV 89123

Submitted after final agenda

Items 23a-23d
P

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495 South Main Street
Las Vegas, Nevada 89101

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☐

I SUPPORT
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I OPPOSE
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Please use available blank space on card for your comments.

24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-VAR1 and 24-0668-SDR1

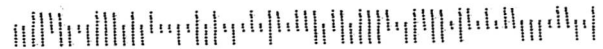
Planning Commission Meeting of **04/08/2025**

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24-0668
13701414302
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LAS VEGAS NV 89123

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City of Las Vegas

Hems 23a-23d
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City of Las Vegas, Department of Community Development
495 South Main Street
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I SUPPORT
this Request



OPPOSE
this Request

Please use available blank space on card for your comments.

24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-
VAR1 and 24-0668-SDR1

Planning Commission Meeting of 04/08/2025

7 APR 04 1 55 12 25

*Attention
Please
Department of
Community
Development*

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*I oppose, absolutely not.
No No No No*

Christie McClassed

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APR 03 2025

24-0668

13701414103

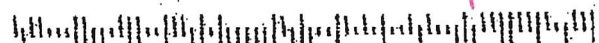
GLASSO CHRISTINE & WILLIAM D

10550 W ALEXANDER RD # 1070

LAS VEGAS NV 89129-3504

Dept. of Planning
City of Las Vegas

*Item 23a-23d
P*



To whom It May Concern:

I am writing in opposition to the proposal to develop the BLM empty lot located on Hickam Avenue. Although the staff recommends approval on the Land Use Entitlement project, there are several factors that make this a bad fit for the neighborhood.

Number one and most importantly, is the congestion this project will generate with no explanation of how or if this congestion would be mitigated. Hickam Avenue is a dead-end street with only one way in and one way out and cannot be made a thoroughfare. There are multi-unit properties in the area, but they have several entrances and exits onto through streets, not dead-end streets. The builder also has stated there will only be one entrance and exit for the 282 unit Senior apartment complex, which poses safety concerns for possible future elderly residents.

Since Hickam Avenue is on an obvious slope, the street tends to flood with rains in Las Vegas. This flooding occurs along the street in front of the lot and at the dead-end area of the street.

This is a flood zone as evidenced by signage on Lone Mountain.

The developer's representative has also indicated there will not be ample parking for the complex. Existing residents already park on both sides of Hickam Avenue which creates narrowing of the street itself for access.

In this particular area, there is not enough shopping choices and no public transportation available.

This complex would put an additional strain on the existing residents.

The builder the City of Las Vegas has chosen is Brad Rennaker of Pacificap, who has numerous lawsuits regarding his past projects. One in New Mexico just a year and a half ago, had residents form a union to complain about over-flowing trash bins, fire hazards, broken elevators and unsafe roofs causing water damage. It's also reported that Mr. Rennaker was named in a lawsuit in 2013 because one of his contractors failed to install a median and traffic markers which resulted in a fatal automobile accident. In April 2024, Western States Regional Council of Carpenters claimed a community being built by Mr. Rennaker's company had workers with 6-7 weeks without pay. A carpenter named Michael Coughlin stated "Palidrome (Mr. Rennaker's company) has past practices of hiring irresponsible general contractors and in turn bring irresponsible subcontractors."

Knowing that Mr. Rennaker is not only the builder the City of Las Vegas has chosen to build this multi-unit Senior apartment complex, but also will rely on him managing the property, this is extremely concerning knowing his past history.

Items 23a-23d
P

Promises were made at the neighborhood meeting at the YMCA where Mr. Rennaker's representative presented the project that the development on Hickam Avenue would remain a "Senior" complex for forty years. How will the existing residents find confidence in that statement? Claims were also made that if the development fell out of that forty year promise for "Seniors," the land would go back to the BLM. How would that actually work? Are these statements and promises in writing?

At the neighborhood meeting, there was also a presentation stating there would be 2 and 3 story buildings in the development, but in the latest notification only 3 story buildings are mentioned. There is a lot of confusion on what will actually be built.

Since people purchased their homes in this area approximately 20 years ago with the promise for the BLM lot on Hickam Avenue to be for Public Use as part of the master-planned community, how do the residents have any confidence in what the City of Las Vegas is now proposing?

Another issue is the request for a 21 foot tall retaining wall, which goes against the 12 foot existing maximum allowed. Why is a 21 foot retaining wall required? There is a condo development right across the street from the Hickam Avenue BLM lot and it has an approximate 8 foot see through fence, even with units facing the 215 freeway. The 21 foot restraining wall will do nothing to enhance the aesthetics in the area.

Previously, promises were made by the City of Las Vegas to share the RFP with residents in the area when they were available, since that didn't happen either, how does the city expect any confidence in relation to this project?

This 282 Multi-Unit Senior apartment complex is a bad fit for the existing neighborhood, the builder's past projects are concerning, the dead-end street has flooding and parking issues including emergency vehicle access to the proposed project.

Please find a better location.

Thank you,
Kathleen Gentry

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APR 03 2025

Dept of Planning
City of Las Vegas

Planning Comments

From: noreply@formstack.com
Sent: Wednesday, April 2, 2025 6:53 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/02/25 6:52 PM

Meeting Date: Tuesday, April 8, 2025

Project Number: 24-0668

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APR 03 2025

Position: I OPPOSE the project and all related applications.

Dept of Planning
City of Las Vegas

Name: Eric Vargas

Residential or Business Address: 4233 Jordanville Street
Las Vegas, NV 89129

Phone: (702) 210-3039

Email: evargas621@gmail.com

Comments: We oppose the 24-0668 ZONI, 24-0668MODI, 24-0668-VARI, 24-0668 SDRI as this is zoned for public use and should remain so. This plot of land would be better suited as a park, library, fire station or police sub station that would benefit the residents of this community. This community and the surrounding area cannot support a small apartment complex. This would bring traffic, parking problems and congestion to an already overcrowded area. There is a lack of essential services for "senior living". No nearby shopping, no public transportation and no hospitals within a reasonable distance. There is already a strain on limited amenities around our neighborhood. Not to mention there are very limited stop

Items 23a-23d
P

lights. Many vehicles speed through here and it is a matter of time before someone is hurt or killed. When add more people without adding more resources, it will mean more problems. If you maintain this lot as a public facilities lot and use it as this, it would add a valuable resource to the community which is currently underserved. Also, by building a 21 foot wall around the lot, it will have a negative impact on the quality of life for the existing residents. Please think about those that are still paying hundreds of thousands of dollars for their properties. Hard working Las Vegans who pay their taxes. Please do not allow an outside developer to come in and destroy our way of life. We understand the need for more places to live and everyone deserves a place but this lot is not the place for it. The developer has no intention to install a light (I asked) and no intention to have enough parking spaces for the residents that will live in the units (280 units but only 277 parking spots and 2 to 4 people per unit?). The overflow of parking and getting in and out of Hickam alone will surely be a detriment. These are things that must considered. Thank you. Sincerely, your hardworking taxpaying constituent.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Planning Comments

From: noreply@formstack.com
Sent: Sunday, April 6, 2025 6:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments		RECEIVED APR 03 2025 <small>Dept of Planning City of Las Vegas</small>
Submitted at 04/06/25 6:24 PM		
Meeting Date:	Tuesday, April 8, 2025	
Project Number:	24-0668	
Position:	I OPPOSE the project and all related applications.	
Name:	Jean Forsberg	
Residential or Business Address:	10539 Beckaville Ave. Las Vegas, NV 89129	
Phone:	(580) 821-0757	
Email:	jean898989@hotmail.com	
Comments:	I oppose the project.	

Items 23a-23d
P

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From: noreply@formstack.com
Sent: Sunday, March 30, 2025 11:04 AM
To: Planning Comments
Subject: Planning Application Comments Form

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APR 03 2025

Dept of Planning
City of Las Vegas

Formstack Submission For: Planning App Comments
Submitted at 03/30/25 11:04 AM

Meeting Date:	Tuesday, April 8, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Alma Mortimer
Residential or Business Address:	10412 Fuji Ct Las Vegas, NV 89129
Phone:	(702) 528-2894
Email:	mortimer_ra@outlook.com

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Item #23 a-d
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From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 04/01/25 11:31 AM

Meeting Date: Tuesday, April 8, 2025

Project Number: 24-0668

Position: I OPPOSE the project and all related applications.

Name: Brandy Muses

Residential or Business Address: 10531 Brownsville Ave
Las Vegas , NV 89129

Phone: (408) 717-2518

Email: bnmuses@yahoo.com

Comments:

As a homeowner directly bordering this proposed development, I strongly oppose project #24-0668. This location is unsafe and incompatible for senior housing. Hickam is a small, residential street already seeing over 500 trips per day. Adding 900 more will overwhelm it.

The Planning Commission recommended approval before basic studies (traffic, fire, grading) were completed. No one is addressing the 40-ft elevation drops behind our homes or the severe wind conditions up here. This creates a fall risk and serious safety issues.

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APR 03 2025
Dept of Planning
City of Las Vegas

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APR 07 2025

Dear Planning Commission Members and City Council,

Dept of Planning
City of Las Vegas

Please find below my formal opposition to the Planning Staff's recommendation regarding Project #24-0668 – Silver Desert Estates. As a long-time resident of the Lone Mountain West community, I urge you to consider the following critical concerns—many of which directly impact the well-being, safety, and dignity of vulnerable senior citizens.

Safety Concerns: Glare Hazard from Proposed Building

The planned three-story buildings along the 215 freeway, facing directly east, pose a significant safety hazard. At sunrise, these windows are likely to reflect intense glare directly into the line of sight of freeway drivers. Similar glare conditions from commercial buildings in Las Vegas have previously resulted in serious accidents. A formal glare study is essential before proceeding with this development.

Erosion Risks: Excavation in Natural Water Runoff Zone

The proposed development site is a natural water runoff zone and requires excavation of up to 45 feet in elevation. This raises serious erosion concerns, especially given the presence of residential properties—most with pools—directly adjacent to the grading zone. These homes have existed for over 20 years and are not designed to withstand such deep excavation and potential destabilization. The absence of erosion and soil stability studies is alarming and unacceptable.

Lack of Public Transportation and Accessibility

The area's lack of infrastructure is a daily challenge for residents. The nearest bus stop is over a mile away, and there is no public transportation available. For low-income seniors, this would not be independent living—it would be entrapment. Without a car or constant assistance, they would be isolated and unable to access essential services.

Inadequate Local Services

While the nearby Walmart Neighborhood Market does offer a pharmacy, the wait times are often hours-long, forcing residents to travel further for essential prescriptions. The store's small size and constant crowding make parking difficult and often unavailable. A nearby gas station offers limited fresh produce at nearly double standard prices. Additionally, there is no post office, no walkable parks designed for seniors, and no public transportation in the area.

Parking and Mobility Challenges

Compounding these problems is the developer's plan to eliminate required shade trees in the parking area to accommodate more compact spaces. In Las Vegas summers, which reach over 107°F, elderly residents—many of whom use walkers, canes, or scooters—will be forced to navigate uncovered, tight parking spots, with no shade or room to maneuver. This is not just neglectful; it is dangerous and indecent.

Community Needs and Development Scale

Long-time senior residents—many of whom have lived here for over 20 years—have invested in the infrastructure of this hilltop community and have consistently expressed the need for accessible public facilities. The Master Plan anticipated this by zoning these central PF parcels to serve them. Replacing one with a project that meets none of the area's needs is a betrayal of the original vision and the people who live here. The proposed high-density development is simply too large for this parcel and does not align with the needs of the neighborhood or its current or future senior residents.

Conclusion

If this project is to proceed at all, the unit count must be significantly reduced. That is the only way to begin to address the parking shortages, fire access issues, traffic overload on Hickam, and lack of emergency evacuation feasibility. Only with a smaller footprint could the development attempt to meet basic fire code, parking, and infrastructure needs. However, the reality is that this land should remain public, as it was designated to serve a community that still lacks the services it needs most.

Sincerely,

Brandy Muses

10531 Brownsville Ave

Las Vegas, NV 89129

bmuses11@gmail.com

1:32 PM Fri Apr 4

24-0668_ZON1_MOD1_AND_SDR1_ss-rev

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: SILVER DESERT ESTATES LIMITED
PARTNERSHIP - OWNER: UNITED STATES OF AMERICA

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0668-ZON1	Staff recommends APPROVAL.	
24-0668-MOD1	Staff recommends APPROVAL.	24-0668-ZON1
24-0668-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0668-ZON1 24-0668-MOD1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 989

PROTESTS 0

APPROVALS 0

Ensuring Equitable Access:

Cities should prioritize locations that provide access to essential services, such as transportation, healthcare, and grocery stores, and avoid placing affordable housing in isolated or underserved areas.

Community Input:

Cities should involve residents in the planning and development process, ensuring that their voices are heard and that their needs are met. ☺

Developer Responsibilities:**Affordability:**

Developers must ensure that the housing units are affordable for the target population, typically defined as households earning at or below a certain percentage of the area median income (AMI). ☺

Accessibility:

Developers should design and build housing that is accessible to people with disabilities, including seniors. ☺

Community Integration:

Developers should consider the needs of the community and design housing that is integrated into the neighborhood, rather than isolated or segregated. ☺

Quality and Safety:

Developers must ensure that the housing units are of high quality and meet safety standards. ☺

Sustainability:

Developers should consider the environmental impact of their projects and design and build housing that is sustainable. ☺

Collaboration:

Developers should work collaboratively with the city, non-profit organizations, and community groups to ensure that the project is successful. ☺

- **Rapid Development:** Cutting through red tape can expedite development projects, potentially leading to quicker revenue generation for the city through taxes and increased property values.
- **Attracting Investment:** A perception of a streamlined process can attract developers and investors, further boosting the local economy.
- **Job Creation:** Projects that move forward quickly can lead to immediate job creation in construction and related industries.

Why rezone before adequate studies?

Political Pressure:

- **Electoral Cycles:** City officials might feel pressure to deliver visible results, especially before elections, leading to prioritizing projects that can be completed quickly.
- **Lobbying:** Powerful developers or interest groups can exert pressure on city officials to approve projects, even if they require bypassing regulations.
- **Public Opinion:** Public sentiment can sometimes sway decision-making, with some projects gaining popular support despite lacking thorough studies.

Perceived Lack of Alternatives:

- **Limited Resources:** Some cities might lack the resources or expertise to conduct comprehensive studies, leading to shortcuts.
- **Time Constraints:** Delays in studies can create a sense of urgency, leading to decisions that prioritize speed over thoroughness.
- **Uncertainty:** The complexity of some studies can lead to decisions being made based on incomplete information or assumptions.

Potential Consequences:

- **Environmental Damage:** Skipping environmental impact studies can lead to irreversible damage to ecosystems and natural resources.
- **Public Health Risks:** Neglecting fire studies or agricultural studies can pose serious risks to public safety and health.
- **Long-Term Costs:** Short-term gains from rushed development can be offset by long-term costs associated with infrastructure problems, environmental cleanup, and public health issues.

Studies are extremely important for a three-story property planned alongside a freeway, as they help assess potential impacts on residents, property values, and the environment, ensuring a safe and sustainable development. ☺

Here's a more detailed explanation:

Environmental Impact:

Studies can assess potential noise pollution, air quality issues, and the impact on nearby ecosystems due to freeway traffic and construction. ☺

Traffic and Accessibility:

Studies can analyze traffic flow, potential congestion, and the ease of access to and from the freeway, ensuring efficient transportation and minimizing disruptions. ☺

Property Values:

Studies can determine if proximity to the freeway negatively impacts property values, especially for single-family homes, while also assessing the potential benefits for multi-family or commercial properties. ☺

Safety and Security:

Studies can evaluate safety concerns, such as the risk of accidents, and ensure adequate security measures are in place, such as noise barriers or landscaping. ☺

Community Needs:

Studies can help identify the needs of the surrounding community and ensure that the development complements the area's character and promotes a positive living environment. ☺

Regulations and Compliance:

Studies are often required to comply with local and federal regulations regarding environmental protection, zoning, and building codes, ensuring the project is legally sound. ☺

Long-Term Sustainability:

Studies can help identify long-term sustainability issues, such as energy efficiency, water management, and waste disposal, ensuring the development is environmentally responsible. ☺

The Lone Mountain area in Las Vegas, particularly the area on the hill, is generally considered a low-density residential area, with zoning designed to prevent high-density development, according to the City of Las Vegas and other sources. ☺

Here's a more detailed breakdown:

Rural Neighborhood Preservation (RNP) Designation:

The Lone Mountain area is designated as a Rural Neighborhood Preservation (RNP) area, which aims to maintain lower-density housing and prevent encroachment of high-density development. ☺

Zoning:

The zoning in the Lone Mountain area is intended to be a low-density, low-intensity placeholder district for undeveloped parcels until they are developed, according to the City of Las Vegas. ☺

Density Limits:

The RNP designation generally limits development of residential parcels to two units per acre. ☺

Focus on Lower Density:

The community focuses on maintaining a lower-density environment. ☺

Uncommon High Density:

The area has been difficult to provide cellular coverage due to the high density of residential homes, according to the Lone Mountain Citizens Advisory Council. ☺

Lone Mountain West Development Plan Area:

The maximum residential density for the 555.88 acres represented in the Lone Mountain West Development Plan Area shall not exceed 7.0 dwelling units per acre. ☺

Undeveloped Parcels:

There are undeveloped parcels within the Lone Mountain West master planned area that are zoned U (Undeveloped). ☺

The Lone Mountain area in Las Vegas, with its hilly terrain, may present some challenges for senior citizens due to its walkability and transit limitations, requiring reliance on cars for most errands. ☺

Here's a breakdown of why this area might be less suitable for senior living:

- Walkability and Transit:** Our specific location is one and 100 walk capability
- The Lone Mountain neighborhood has a low Walk Score (28/100), indicating a car-dependent area where most errands require a vehicle. ☺
 - The Transit Score is also low (21/100), suggesting limited public transportation options. ☺

Bikeability:

- The Bike Score is somewhat better (34/100), but still indicates minimal bike infrastructure. ☺

Location and Amenities:

- Lone Mountain is located in the northwest part of Las Vegas, near Summerlin, and is bordered by Red Rock Canyon National Conservation Area to the west and Cheyenne Avenue to the south. ☺
- It's known for having a variety of homes, from modest to luxury, with views of the valley and mountains. ☺
- While there are amenities like a clubhouse, fitness center, and playground, the lack of walkability and transit options might make it difficult for seniors to access them without a car. ☺

Alternatives for Senior Living:

- If you're looking for more senior-friendly neighborhoods in Las Vegas, consider areas like Centennial Hills or Las Vegas Meadows, which are known for their suburban feel and active 55+ living options. ☺

While Lone Mountain in Las Vegas offers some hiking trails, a vehicle is generally necessary for accessing amenities and groceries, and some trails, especially those leading to the summit, are moderately challenging with steep inclines. ☺



Here's a more detailed breakdown:

Vehicle Dependency:

Limited Public Transportation:

Lone Mountain is relatively spread out, and public transportation options are limited, making a vehicle essential for daily activities like grocery shopping and accessing other parts of the city.

Distance to Amenities:

Grocery stores and other essential services are located some distance away, requiring a vehicle for convenient access. ☺

Hiking Trails:

- **Lone Mountain Park:** The park offers a 2-mile loop trail with the option to hike up the steep hill to the peak. ☺
- **Moderate Difficulty:** The trails, especially those leading to the summit, are considered moderately challenging and involve some steep inclines. ☺
- **Well-Maintained Trails:** The trails are well-maintained by the county, with markers for distance and trash cans for trash. ☺
- **Multiple Trail Options:** Besides the main trail, there are other options, including a flat loop around the mountain. ☺
- **Lone Mountain Trail:** This trail winds up the west side of the mountain, with a section that involves scrambling up rocks at the end. ☺
- **Lone Mountain Summit and Loop:** This trail is a 3.2 mile moderate hike. ☺
- **Lone Mountain Summit:** This trail is a 1.2 mile moderate hike. ☺
- **Lone Mountain Trail:** This trail is a 2.3 mile moderate hike. ☺
- **Oh So Lonley Trail:** This trail is a 2.4 mile moderate hike. ☺

Cons:

Dog-Friendliness:

Some residents have voiced concerns about the existing dog areas. [@](#)

Distance from Downtown:

While close to the Strip, Lone Mountain can be a

Potential for Steep Hikes:

While the mountain offers beautiful views, some

Favorite

[illegible]

This location is in Las Vegas. The closest park is Lone Mountain Park.

X



12:32PM Fri Apr 4

Walmart Neighborhood Market

Grocery Store • Centennial Hills, Las Vegas

0 min

Call

Website

More

HOURS

Open

37 RATINGS

65%

DISTANCE

2.2 mi



FourSquare



FourSquare

Rate This Place

Overall

65% • 37 ratings

Add Your Photos

Good to Know

Delivery

12:30PM Fri Apr 4

Directions

My Location

EB Gowan after Hualapai Stop

Avoid

44 min

1:14 PM ETA • 2.0 mi

Gentle hills

GO

Create a Custom Route

Get there another way by building your own walking route.

45 min

1:15 PM ETA • 2.0 mi

Gently downhill

GO



12

Planning Comments

From: noreply@formstack.com
Sent: Monday, April 7, 2025 3:38 PM
To: Planning Comments
Subject: Planning Application Comments Form

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APR 07 2025

**City of Las Vegas
Department of Planning**

Formstack Submission For: Planning App Comments
Submitted at 04/07/25 3:37 PM

Meeting Date: Tuesday, April 8, 2025

Project Number: 24-0668

Position: I OPPOSE the project and all related applications.

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Comments: While I understand and support the need for low-income senior housing, this proposed site is an ill-informed one. There is ZERO public transit in this area, making it very difficult for seniors to get around. There is ZERO amenities nearby for seniors to walk to, if they have no car. This proposed building site is at the end of a dead-end street...no way in or out of proposed community except ONE WAY! Additionally, there are not enough parking spaces allocated within the development for residents and prospective visitors. Currently, all of the street parking on Hickam Avenue is filled with cars from the existing subdivisions since

Items 23a-23d
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parking on-street within these communities is prohibited. There's not enough to accommodate overflow from this proposed senior community!
Please DENY this request and have the developers look for a site more accessible and suitable for seniors.
Thank you for your time.

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