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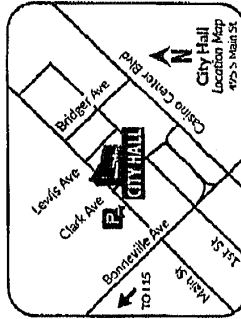
2025 MAY 19 AM 7:05

OFFICE OF THE CITY CLERK

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

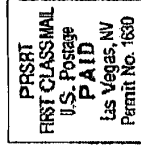
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-VARI and 24-0668-SDR1

City Council Meeting of 05/21/2025

24-0668
13701414172
LYONS KIM
317 PHILADELPHIA
MASSATEQUA PARK NY 11762-1818



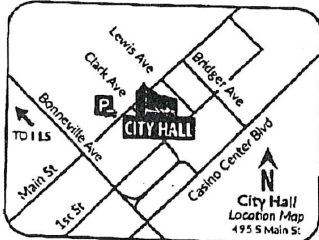
Kim Lyons

Submitted after final agenda

5/19/25 17:00 49a-49d

City of Las Vegas, Office of The City Clerk
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☒ I OPPOSE
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24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-VAR1 and 24-0668-SDR1

City Council Meeting of **05/21/2025**

7 DRDFNP1 89129

24-0668
13701414211
KOYAMA MELVIN SHIGERU REV LIV TR
KOYAMA MELVIN S TRS
10550 W ALEXANDER RD # 1140
LAS VEGAS NV 89129-3506

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2025 MAY 19 AM 9:15

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☒ I OPPOSE
this Request

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

City Council Meeting of **05/21/2025**

7 DRDFNP1 89129

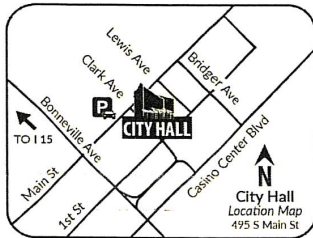
24-0668
13701414218
GYLLENSTEN STAFFAN
10550 W ALEXANDER RD # 2085
LAS VEGAS NV 89129

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☒ I OPPOSE
this Request

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

City Council Meeting of **05/21/2025**

7 D R D F N P 1 8 9 1 2 9

24-0668
13701310016
KULICH GLENN R & EILEEN M
10607 ATHENAVILLE CT
LAS VEGAS NV 89129-3220

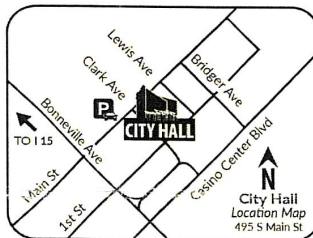
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*We do not need Prison
WALLS.*

*MOST Stupid idea for Seniors
with nothing Around. Better
Spot would be Durango & Tropical.
It is Flat & Stores of
all kinds walking distance.*

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

City Council Meeting of **05/21/2025**

7 D R D F N P 1 8 9 1 2 9

24-0668
13701813027
B E N S 2020 REVOCABLE LIVING TRUST
ELLIOTT BENNETT S & ELAINE I TRS
10469 PRECLIFFS CT
LAS VEGAS NV 89129

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May 19 25 05:09p

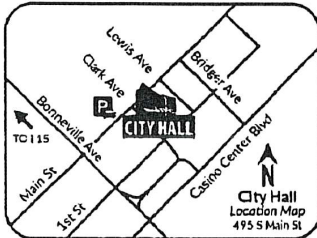
Eric Vargas

702-844-8282

p.1

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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**

City Council Meeting of 05/21/2025

7 06074P1 69129

24-0668
13701310017
VARGAS ERIC G & MELYNDA C
4233 JORDANVILLE ST
LAS VEGAS NV 89129

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2025 MAY 19 PM 5:30

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Submitted after final agenda
5/20/25 Items 49a-49d

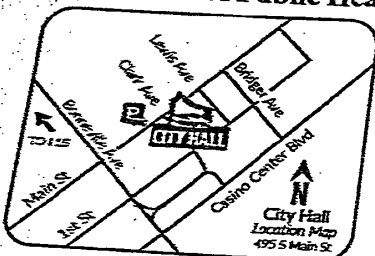
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this Request

☒ I OPPOSE
this Request

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

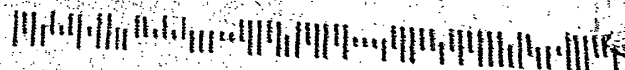
City Council Meeting of 05/21/2025

2 DRDFNP1 14843

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I strongly
oppose building
this community!
It will saturate
a nice quiet
neighborhood
and has potential
to bring in crime

24-0668
13701414094
MASTIN EUGENE A & CHERYL T
7714 BILLS RD
HORNELL NY 14843



Attention City Council

5/20/2025
I will sue the City of Las Vegas If you block the view with anything that obstructs my Las Vegas Strip view, all casinos Allegiant Stadium or Mountains. Sincerely Christine McVess

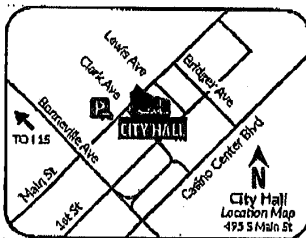
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☐ I SUPPORT
this Request

☒ 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

City Council Meeting of 05/21/2025

I Completely Oppose project today, and always

I oppose the entire project, & if you block my view from my home with a brick wall at the freeway I will sue the city of Las Vegas.

I have a view of the entire City from Plaza Hotel, entire Strip, all casinos, all the way to Allagiant Stadium & Lake Mountain, mountains City view.

24-0668
13701414103
GLASSO CHRISTINE & WILLIAM D
10550 W ALEXANDER RD # 1070
LAS VEGAS NV 89129-3504

Sincerely,

Christine McVess

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7 CROFNP1 05125

Jessica Roybal

From: Kathy Gentry <kgent50@gmail.com>
Sent: Thursday, May 1, 2025 1:46 PM
To: Nora Lares
Subject: Fwd: Land Use Entitlement Request 24-0668 Lone Mountain Master Plan

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Sent from my iPad

Begin forwarded message:

From: Kathy Gentry <kgent50@gmail.com>
Date: April 10, 2025 at 1:24:27 PM PDT
To: Samantha Bivins <sbivins@lasvegasnevada.gov>
Subject: Fwd: Land Use Entitlement Request 24-0668 Lone Mountain Master Plan

Received
MAY 19 2025
City of Las Vegas
Department of Planning

This is a letter I wrote in opposition to be part of the record.
I would have attended and spoken at the recent meeting, but my husband is in failing health and I could not make it.

These issues will be some that I will address to Ms. Palenske.

Thank you,
K Gentry

Sent from my iPad

Begin forwarded message:

From: Kathy Gentry <kgent50@gmail.com>
Date: April 2, 2025 at 4:00:34 PM PDT
To: City Of Las Vegas-Ashley Straight <astraight@lasvegasnevada.gov>
Subject: Fwd: Land Use Entitlement Request 24-0668 Lone Mountain Master Plan

Here is my opposing letter.

Will it be included for the record?

Thanks!

K Gentry
Sent from my iPad

Submitted after Final Agenda

Item 49
49a-49d
P

Begin forwarded message:

From: Kathy Gentry <kgent50@gmail.com>
Date: April 2, 2025 at 3:52:49 PM PDT
To: Westcamp <westcamp@ix.netcom.com>
Subject: Land Use Entitlement Request 24-0668 Lone Mountain Master Plan

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 "Palindrome (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.

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

Jessica Roybal

From: Kathy Gentry <kgent50@gmail.com>
Sent: Thursday, May 1, 2025 2:00 PM
To: Nora Lares
Subject: Fwd: 215 freeway at Hickam Avenue

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From: George Gentry <kgent50@gmail.com>
Date: April 22, 2025 at 2:50:05 PM PDT
To: City Of Las Vegas-Ashley Straight <astraight@lasvegasnevada.gov>
Subject: 215 freeway at Hickam Avenue

Hello Ashleigh,

This development right next to Hickam Avenue and the 215 freeway has no 21 foot retaining wall.

What is the need for this large wall for Mr. Rennaker's project?

This multi-unit development also has 3 entrances & exits onto Alexander Road which is a two-lane thoroughfare with a median, as opposed to Mr. Rennaker's project with almost the same amount of units on a dead-end street with only one entrance & exit.

Is the safety of the potential elderly residents not a concern for the city?

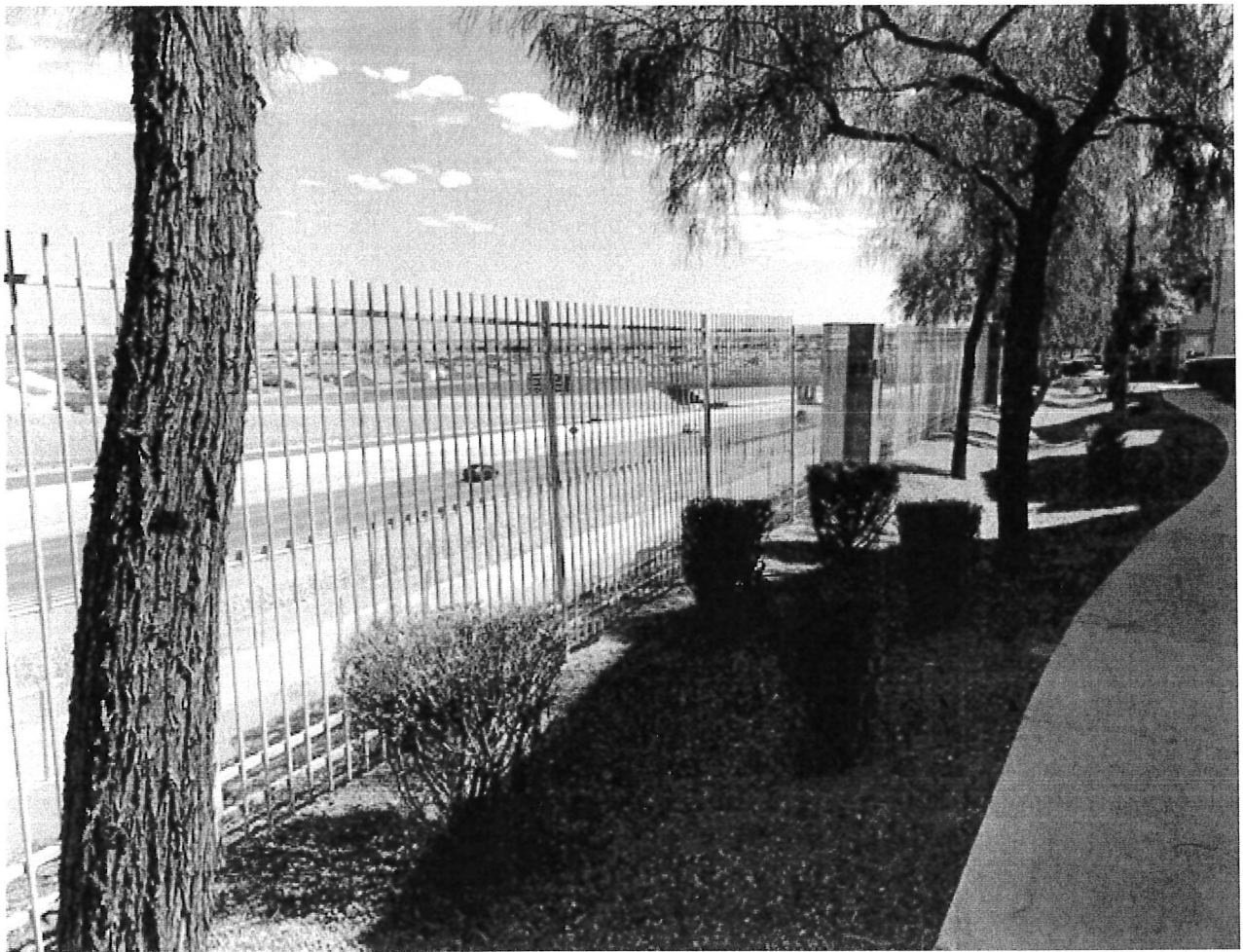
K Gentry

Received

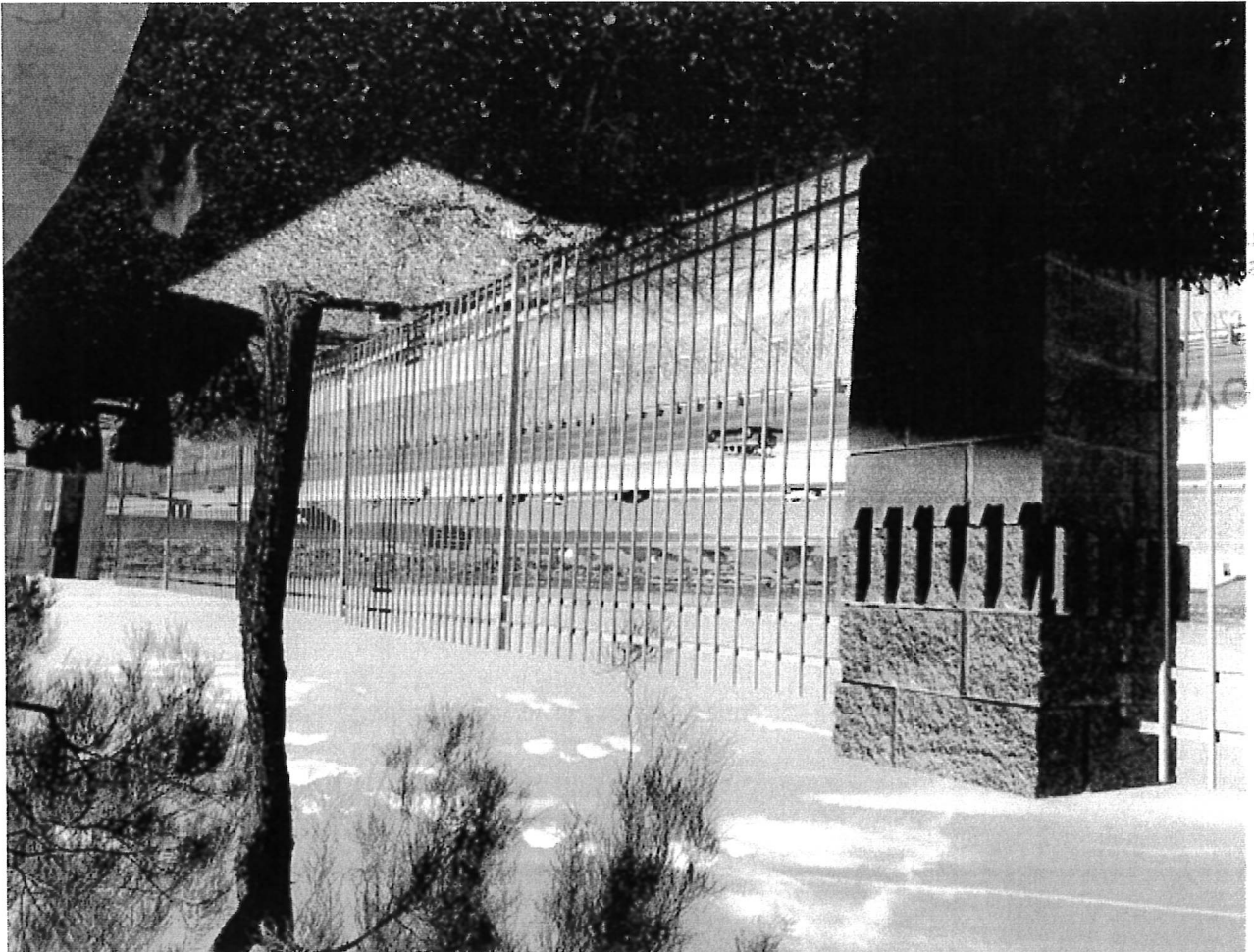
MAY 01 2025

City of Las Vegas
Department of Planning

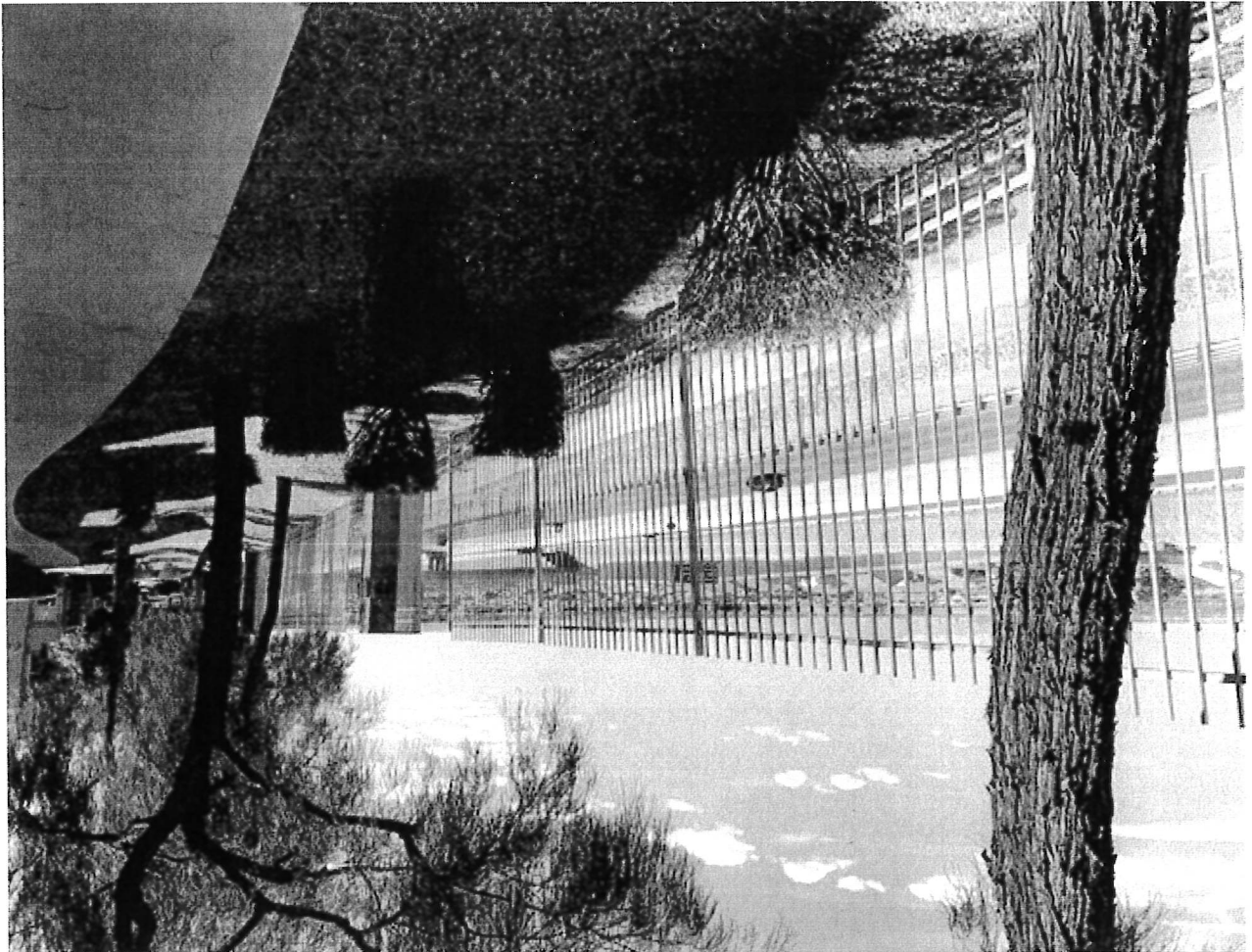
Item 49
49a-49d
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Sent from my iPhone



Sent from my iPhone







Sent from my iPad

From: Kathy Gentry <kgent50@gmail.com>
Sent: Thursday, May 1, 2025 1:56 PM
To: Nora Lares
Subject: Fwd: Flooding on the dead-end street of Hickam Avenue

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Begin forwarded message:

From: Kathy Gentry <kgent50@gmail.com>
Date: May 1, 2025 at 9:23:06 AM PDT
To: Samantha Bivins <sbivins@lasvegasnevada.gov>
Subject: Flooding on the dead-end street of Hickam Avenue

Not only does the end of Hickam Avenue flood, but it also floods along the front of the lot.
This is a result of being in a Flood Zone.
K Gentry



Sent from my iPad

From: Kathy Gentry <kgent50@gmail.com>
Sent: Thursday, May 1, 2025 1:53 PM
To: Nora Lares
Subject: Fwd: Oppose AB 306: Expanding Ballot Boxes (Now in Senate Committee)

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Begin forwarded message:

From: Kathy Gentry <kgent50@gmail.com>
Date: April 29, 2025 at 9:50:35 AM PDT
To: Nevada GOP <info@nevadagop.org>
Subject: Re: Oppose AB 306: Expanding Ballot Boxes (Now in Senate Committee)

The Nevada government should be opposing a proposed development by an extremely questionable builder on Hickam Avenue on an empty BLM lot that is a dead-end street in the Lone Mountain area.

#24-0668 granted by the City of Las Vegas Planning commission, would put an already stressed area in dire straits.

The area has no public transportation, and inadequate grocery shopping for instance.

The proposed development described to existing homeowners is a "Working Senior" 282 unit apartment complex. It has been promised to stay this way for 40 years.

Hickam Avenue is already stressed with over-parking and the dead-end street floods frequently since it is in a Flood Zone.

Although there were over 200 signatures on a petition opposing this development, the City of Las Vegas ignored it, and the people who spoke at the meeting to alter the zoning of the lot.

The builder Mr. Rennaker has had numerous problems in the past, including just a year and half ago in New Mexico, where people formed a union against him and one of his projects, complaining of overflowing trash bins, broken elevators, fire hazards and water damages. There is also a case in Las Vegas as far back as 2014, in which a fatal car accident resulted due to the negligence of his substandard contractors/subcontractors.

The master-planned community homeowners that border the empty BLM lot were promised Public Use more than 20 years ago. Now they find themselves at the mercy of the City of Las Vegas, who has voted to change the use to Multi-Family.

transparency, not expanding voting windows that create more room for error and uncertainty.

Instead of making our elections more vulnerable, we should be working to strengthen security measures and ensure that every legal vote is counted accurately and efficiently. AB 306 would require a minimum of 10 drop box locations in Clark County and 5 in Washoe County during the three-day gap between early voting and Election Day — a period where current law rightly ensures that ballot processing is secure and controlled. Expanding drop boxes during this time undermines confidence in the system and increases the risk of mishandling and manipulation. Nevadans deserve fair, secure, and transparent elections — not more opportunities for chaos and confusion. Not to mention the additional cost associated with this. We urge the Senate Committee on Legislative Operations and Elections to reject AB 306 and protect the integrity of our elections.

Say NO to AB306!

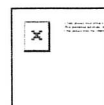
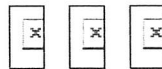
Hearing TUESDAY, APRIL 29, 3:30pm

Senate Committee on Legislative Operations and Elections

It takes less than one minute to have your voice heard - directly to **your** legislator. Please click on the button below to send a message of opposition to legislators.

-Nevada Republican Rapid Response Team

OPPOSE THIS BAD ELECTION INTEGRITY BILL!



There are numerous other issues regarding the proposed development, not least of which is safety issues for the exiting residents and the potential elderly residents if the project actually gets built.

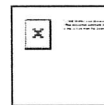
In closing, this is a bad fit for the area with a troubling builder chosen by the City of Las Vegas.

We can do better for Nevadans, and we should,

Kathleen Gentry

Sent from my iPad

On Apr 29, 2025, at 4:52 AM, Nevada GOP <info@nevadagop.org> wrote:



SUPPORT NVGOP LEG DEFENSE>>>

**NOTE: THIS BILL PASSED THROUGH THE ASSEMBLY AND IS NOW
BEING HEARD IN THE SENATE COMMITTEE ON LEGISLATIVE
OPERATIONS AND ELECTIONS.**

The Nevada Republican Party strongly opposes AB 306, a bill that would expand the use of ballot drop boxes after early voting ends. Nevada already faces serious challenges with election integrity — just look at the 2024 election, where it took weeks to get a final count. The problem isn't voter access in our metro areas; it's securing our elections and restoring public trust in the process. Allowing drop boxes to remain open after early voting concludes creates more opportunities for ballot harvesting, chain of custody issues, and potential fraud. Our elections should be focused on accuracy and



Outlook

Re: Opposition for a Proposed Three-Story, 282-Unit Senior Citizen Apartments development

From Jessica Roybal <jroybal@LasVegasNevada.GOV>

Date Mon 4/14/2025 12:25 PM

To FRANK GERVASIO <27frankg27@cox.net>

Received**MAY 19 2025****City of Las Vegas
Department of Planning**

received, thank you

From: FRANK GERVASIO <27frankg27@cox.net>**Sent:** Thursday, April 10, 2025 12:27 PM**To:** Jessica Roybal <jroybal@LasVegasNevada.GOV>**Subject:** Opposition for a Proposed Three-Story, 282-Unit Senior Citizen Apartments development

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Dear Francis Allen-Palenske,

I'm greatly opposed to the Subject as mentioned above.
It's NOT practical for the Lone Mountain Vista Community.

Our Community can sure use your help in this opposition
to said proposed project at the Northeast corner of Hickam Avenue
and Jordanville Street.

Respectfully submitted,
Frank Gervasio
10536 Brownsville Avenue
Las Vegas, NV 89129
27frankg27@cox.net
702-373-8242

Item 49
49a-49d
P