

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
D: 702.792.7050

February 6, 2025

**VIA EMAIL**

Ms. LuAnn Holmes, City Clerk  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101  
[ldholmes@lasvegasnevada.gov](mailto:ldholmes@lasvegasnevada.gov)

**Re: HOLD Letter – Silver Desert (24-0668 ZON1/MOD1/SDR1) – Item 34(a-c)**  
**City of Las Vegas Planning Commission hearing on February 11, 2025**

Dear Ms. Holmes:

We are respectfully requesting that the above-referenced item be held from the February 11, 2025 City of Las Vegas Planning Commission hearing to the March 11, 2025 City of Las Vegas Planning Commission hearing.

Thank you.

Very truly yours,

**KAEMPFER CROWELL**



Jennifer Lazovich

JJL:jmd

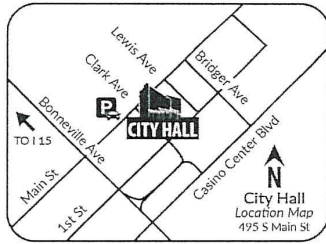
cc: Peter Lowenstein

**Submitted after final agenda**

**RECEIVED 02/10/25**  
**02/11/25 PC MEETING**  
**ITEMS 34a - 34c**

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

**Return Service Requested**  
**Official Notice of Public Hearing**



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*How would  
this diminish our  
property value ???  
And what happened to  
enjoy use of our property??*

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FEB 10 2025

Dept of Planning  
City of Las Vegas

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I SUPPORT  
this Request



I OPPOSE  
this Request

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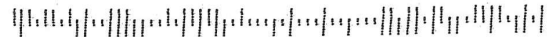
24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-SDR1

Planning Commission Meeting of 02/11/2025

24-0668  
13701310014  
CHAR CHAR TRUST  
10615 ATHENAVILLE CT  
LAS VEGAS NV 89129

*Items 34a-34c  
P*

7 LRFNFI 89129



2/7/25, 8:57 AM

Gmail - Lone Mountain Master Plan change @



Charlene Jones <[charcharlv@gmail.com](mailto:charcharlv@gmail.com)>

**Lone Mountain Master Plan change @**

1 message

Charlene Jones <[charcharlv@gmail.com](mailto:charcharlv@gmail.com)>  
To: [fpalenske@lasvegasnevada.gov](mailto:fpalenske@lasvegasnevada.gov)

FEB 10 2025

Dept of Planning  
City of Las Vegas

Wed, Feb 5, 2025 at 1:26 PM

Councilwoman Francis Allen-Palenske

My name is Charlene Jones, 10615 Athenaville Ct, LV NV 89129, am 85 yrs old, and I purchased my home in 2002 at which time we were erroneously told by our developer that NOTHING would be built above us. A year later...in came the earth movers to heighten the land for view prices and built homes which deleted nature of any kind that we enjoyed and voided our privacy.

Now, another builder is wanting to change zoning in order to build 3-STORY APARTMENTS @ Hickam & Jordanville...off Cliff Shadows Parkway...at the bottom of my cul-de-sac at Jordanville, along the east side of our development, BLOCKING OFF any open kind of space! That's so IN-YOUR-FACE rude! Really??!! This reminds me a lot of what goes on with 'good old boys' getting their way...and the little guy be damned! I don't mind the expected, normal type building, but 3-STORIES??

Are there NO OTHER SITES FOR THE BUILDER...AWAY FROM SINGLE FAMILY DWELLINGS?

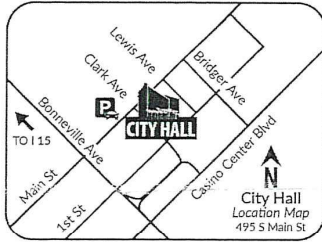
When you think you've afforded yourself the ability to be a distance from the maddening crowds.....what's the protection?

I strongly want to call on you to hear our plea and mediate this on our behalf. The proposed monstrosity will only further give us a truly 'BOXED IN' feeling of existence where we live every day.

A SINCERE THANK YOU

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

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I SUPPORT  
this Request



I OPPOSE  
this Request

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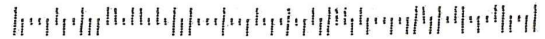
**24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-SDR1**

Planning Commission Meeting of 02/11/2025

24-0668  
13701313032  
SIMON JOHN D  
4212 GOVERNORS HILL ST  
LAS VEGAS NV 89129-3277

Hems 34a-34c  
P

7 LRP74P1 03125



## Application Information

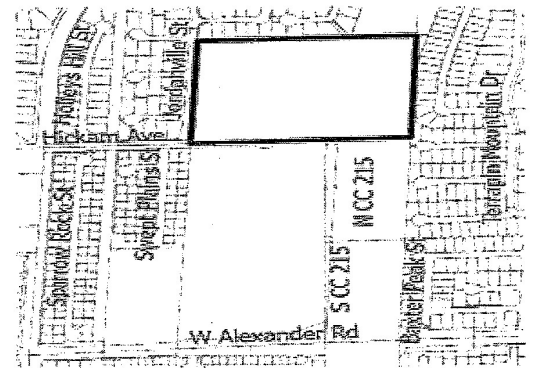
24-0668 - PUBLIC HEARING - APPLICANT: SILVER DESERT ESTATES LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on 15.00 acres at the northeast corner of Hickam Avenue and Jordanville Street (APN 137-01-301-012), Ward 4 (Allen-Palenske).

24-0668-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT)

24-0668-MOD1 - MAJOR MODIFICATION - TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO CHANGE THE LAND USE DESIGNATION FROM: PF (PUBLIC FACILITIES) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL)

24-0668-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED  
THREE-STORY, 282-UNIT SENIOR CITIZEN APARTMENTS  
DEVELOPMENT

### Application Location



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

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** 02/11/2025  
**Time:** 6:00 PM  
**Location:** Council Chambers  
495 South Main St, 2<sup>nd</sup> Fl.  
Las Vegas, Nevada

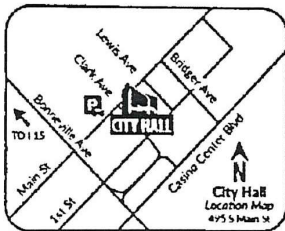
I oppose a 3 story Anything going up  
In this community. We purchase our homes  
knowing that a two story may go up but a Three  
Story Building blocks city and maintain

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](http://www.lasvegasnevada.gov/meetings). *For more information, including the full staff report, please call (702) 229-6301 or go to www.lasvegasnevada.gov/meetings.*

*evens harmony which basically transfers the value of air hares  
to the Developer. - Ins told when I purchased only two story houses.*

City of Las Vegas, Department of Community Development  
495 South Main Street  
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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-SDR1

Planning Commission Meeting of 02/11/2025

*Please Bring  
To meeting*

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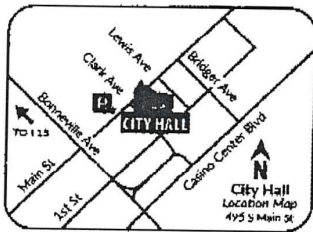
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24-0668  
13701313073  
WOODRUFF BRIAN L  
DOOLEY-WOODRUFF CHERYL  
4320 BAKER HILL ST  
LAS VEGAS NV 89129-3275

*Items 34a-34c  
P*

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I OPPOSE  
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traffic is  
already heavy  
in the area and not  
enough parking, concerned  
about the Environmental  
impact OF these  
changes

24-0668

13701712055

E G E LIVING TRUST

EGIDIO JOHN TRS

4690 N JENSEN ST

LAS VEGAS NV 89129-1619

Hems 34a-34c  
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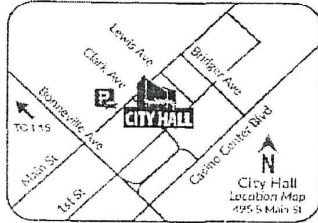
City of Las Vegas  
Department of Planning

Feb 06 25 08:24a

p.1

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PROPOSED ZONING WOULD  
CAUSE A LOT MORE TRAFFIC IN  
THE AREA - A PARK WOULD BE  
A BETTER FIT FOR THIS AREA.

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this Request



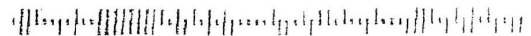
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this Request

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Planning Commission Meeting of 02/11/2025

7 LADFNPI 09123



Item 34, 34a-34c

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I SUPPORT  
this Request



I OPPOSE  
this Request

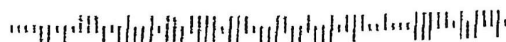
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24-0668 and 24-0668-ZON1 and 24-0668-MOD1 and 24-0668-SDR1

Planning Commission Meeting of 02/11/2025

33 LRD/HP1 63149

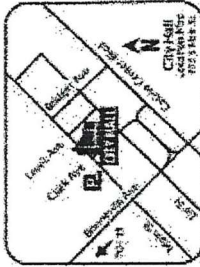
24-0668  
13701414194  
BICHET HERVE J & DELMUNDO P L M REV  
LIV TR ETAL  
BICHET HERVD JACQUES TRS  
7276 DRIFTING RIVER CT  
LAS VEGAS NV 89149

Items 31a-34c  
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495 South Main Street  
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☐ I SUPPORT this Request

☐ I OPPOSE this Request

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**24-0668 and 24-0668-ZONI and 24-0668-MOD1 and 24-0668-SDRI**

Planning Commission Meeting of 02/11/2025

24-0668  
13701713003  
GUEVARA-KELEMEN LIVING TRUST  
4301 TERRAPIN MOUNTAIN DR  
LAS VEGAS NV 89129-4523

Items 34a-34c  
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13701713003

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Planning Comments

**From:** noreply@formstack.com  
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**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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City of Las Vegas

**Formstack Submission For: Planning App Comments**

Submitted at 02/06/25 7:11 AM

<b>Meeting Date:</b>	Tuesday, February 11, 2025
<b>Project Number:</b>	24-0668
<b>Position:</b>	I OPPOSE the project and all related applications.
<b>Name:</b>	Patrick Plowman
<b>Residential or Business Address:</b>	10524 Brownsville Ave Las Vegas, NV 89129
<b>Comments:</b>	Not good for current residents OR future ones!

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Items 34a-34c  
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Planning Comments

**From:** noreply@formstack.com  
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Submitted at 02/06/25 7:09 AM

Dept of Planning  
City of Las Vegas

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Caron Plowman
Residential or Business Address:	10524 Brownsville Ave Las Vegas, NV 89129

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Items 34a-34c  
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## Planning Comments

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**Subject:** Planning Application Comments Form

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**Formstack Submission For: Planning App Comments** FEB 06 2025  
Submitted at 02/05/25 7:36 PM

Dept of Planning  
City of Las Vegas

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Kelva Ross

**Residential or Business Address:** 10838 W Knickerbocker Ave  
Las Vegas, NV 89166

**Phone:** (702) 444-1064

**Email:** kreativone12@hotmail.com

**Comments:** This is such a bad idea and it will take away from the beauty of a park that is so nice and peaceful.

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Items 34a-34c  
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## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Wednesday, February 5, 2025 7:23 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 02/05/25 7:22 PM

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Dept of Planning  
City of Las Vegas

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Regina Acklin
Residential or Business Address:	3935 Zodiacal Light St Las Vegas, NV 89129
Phone:	16152934148
Email:	reginaacklin@yahoo.com

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Items 34a-34c  
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## Planning Comments

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### Formstack Submission For: Planning App Comments

Submitted at 02/05/25 7:02 PM

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FEB 06 2025  
Dept of Planning  
City of Las Vegas

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Gary Wubbels
Residential or Business Address:	3944 Total Eclipse St. Las Vegas, NV 89129
Phone:	7054199009
Email:	gwubb@hotmail.com
Comments:	This piece of land should not be rezoned. I oppose this project.

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Items 34a-34c

## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Wednesday, February 5, 2025 6:57 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

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Dept of Planning  
City of Las Vegas

### Formstack Submission For: Planning App Comments Submitted at 02/05/25 6:57 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Melynda Vargas

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

**Phone:** (702) 813-3111

**Email:** mmontano555@aol.com

**Comments:** The rezoning is to change from Public Facilities to Multi Family Residential and is not good for our community. There are no services for seniors in this area and no bus services. There are not enough parking spaces for this apartment complex and Hickam Avenue already has parked cars lined up and down the street every day and night from other residential areas. There are no plans to put a light, and this would cause an extreme amount of traffic as well as overflow to other neighborhoods. This is a quiet area that also provides enjoyment of walking and biking trails. This low-income apartment complex would put a strain on the limited amenities in our neighborhood as well as bring down property values. Keeping the

property as public facilities would provide our community with much needed resources and benefits the neighborhood and surrounding areas as well as those that visit the area for biking, walking and parks. The view is tremendous and would be a great place for even a fire station or police sub-station with a park with things like 4th of July events. Instead, it is being offered to an Oregon builder that would benefit from this land resource. Who knows how he will squander the land in 40 years when the lease is up and after he has only paid \$100 an acre. Very disturbing to those of us who pay our taxes and live in Las Vegas. Please keep this land with the City of Las Vegas and the residents who love the city and their community.

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## Planning Comments

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City of Las Vegas

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Eileen Kulich

**Residential or Business Address:** 10607 Athenaville Ct  
Las Vegas, NV 89129

**Phone:** (702) 272-9158

**Email:** ekulich@yahoo.com

**Comments:** We, the residents of Lone Mountain Estates, and the surrounding community, strongly oppose the rezoning request and urge the City to uphold the integrity of the Neighborhoods Master Plan.

The proposed rezoning disregards our community's needs, lacks adequate planning, and poses serious risks to safety and quality of life for both current and future residents. It is especially unsuitable for senior citizens due to the lack of nearby public transportation, essential amenities, and safe infrastructure.

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Will you please listen to our concerns. This is not what the whole Lone Mountain West Development project was about. They had to agree to rules and so did we.

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<b>Meeting Date:</b>	Tuesday, February 11, 2025
<b>Project Number:</b>	24-0668
<b>Position:</b>	I OPPOSE the project and all related applications.
<b>Name:</b>	Lynette Serrano
<b>Residential or Business Address:</b>	8962 W Ryan Creek Ave Las Vegas, NV 89149
<b>Email:</b>	serranolynette@yahoo.com

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Items 34a-34c  
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### Formstack Submission For: Planning App Comments Submitted at 02/05/25 1:37 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Christopher McCue

**Residential or Business Address:** 10634 Streamside Ave  
Las Vegas, NV 89129-5036

**Phone:** 12133949754

**Email:** chmccue@gmail.com

**Comments:** I am writing in opposition to Rezoning Request No. 24-0668. This area is small and right against mountains and part of Red Rock Canyon. It is one of the least urbanized areas within the city, and that is part of it's charm. It should be as preserved as possible with no more apartment complexes. Adding a large apartment complex will vastly increase the areas driving congestion. In addition, animals easily come from the mountain area often and will not only be more at risk to that congestion, but likely attracted to it as well, especially because of the location where the proposed rezoning will be.

Items 34a-34c  
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As a homeowner in the area. I oppose this rezoning request. Thank you for reading my comment

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Submitted at 02/05/25 1:05 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Bennett Elliott

**Residential or Business Address:** 10469 Precliffs Court  
Las Vegas , NV 89129

**Phone:** (702) 339-5177

**Email:** elaine.elliott56@gmail.com

**Comments:** We are residents of lone Mountain heights and strongly oppose re zoning this real estate and strongly urge the city to up hold the neighborhood master plan. There is insufficient infrastructure for this development no public transportation in the nearby area. This area was planned for parks, library public use not a three story apartment building which would increase traffic in a residential area. This plan lacks adequate planning, threats to safety quality, of life due to lack of infrastructure. Our community does not need another giant apartment complex right in the middle of our single family neighborhood. There are insufficient infrastructure in the area to support this building.

Items 34a-34c  
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**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Elaine Elliott

**Residential or Business Address:** 10469 Precliffs Court  
Las Vegas , NV 89129

**Phone:** (702) 339-5177

**Email:** elaine.elliott56@gmail.com

**Comments:**

We are residents of lone Mountain heights and strongly oppose re zoning this real estate and strongly urge the city to up hold the neighborhood master plan. There is insufficient infrastructure for this development no public transportation in the nearby area. This area was planned for parks, library public use not a three story apartment building which would increase traffic in a residential area. This plan lacks adequate planning, threats to safety quality, of life due to lack of infrastructure. Our community does not need another giant apartment complex right in the middle of our single family neighborhood. There are insufficient infrastructure in the area to support this building.

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### Formstack Submission For: Planning App Comments

Submitted at 02/05/25 12:43 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** William Meskowski

**Residential or Business Address:** 10523 Brownsville Ave  
Las Vegas , NV 89129

**Phone:** (702) 655-7953

**Email:** meskowski@icloud.com

**Comments:** Summary Comment on Zoning Issue at Hickam & Jordanville  
  
I strongly oppose any new building structure at the intersection of Hickam and Jordanville. This area lacks essential services such as grocery stores, hospitals, and public transportation, making it an unsuitable location for development—especially for senior citizens who may struggle with mobility and access to healthcare. Without reliable transportation or daily assistance, residents here would face significant challenges. The infrastructure simply does not support additional

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development, and it would create more problems than solutions. This proposal is not in the best interest of the community. Thank you.

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### Formstack Submission For: Planning App Comments Submitted at 02/05/25 8:02 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Dee virgil

**Residential or Business Address:** 10550 w alexander rd  
las vegas, NV 89129

**Email:** virgil98765@yahoo.com

**Comments:** Summary comment (a) The only possible street that would give access to this monstrosity is a 2 way dead end residential street. Furthermore this is a low income senior citizen complex with literally no services such as public transportation, grocery stores, medical services, etc within a walkable range of the planned community. Its ridiculous! They don't even plan designate enough parking for the amount of residence that would occupy this community. The said two way street is already packed full of overflow from the surrounding neighborhoods. They're literally wouldn't even be enough parking to accommodate the number of units that they plan on building. This just makes no sense. It's crazy. If they're going to build it, my thought is that they're going to have to reduce the amount of units. Take it

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from three stories to maybe two stories but even then the stress it would put on our community is insane. We don't have the space for this up here. This community is at full capacity with a lack of services as it stands. I think we have a fighting chance.

Not to mention the code violation required by Las Vegas fire dept code to provide fire trucks turning radius, among other requirements. With this narrow street the ability to fight a fire is severely impaired leading to serious safety issues not only for the proposed development but for the surrounding neighborhoods. This project defies logic. Safety is one of major issues, along with shady developer. And several other issues. Like potential lack of adequate firewater, lack of pressure, strain on existing fire dept. and police resources.

Please respond.

Summary (b) At the recent YMCA meeting it was mentioned at 2:22 minute mark that "we have deposition and development agreement that we are negotiating and we have signed" That doesn't make sense. Are you negotiating it or is it signed? (b) if it is a signed agreement, then the CITY is in violation of the law because the community has not provided input or met any of the community notices requirements. See video link.

[https://www.youtube.com/watch?v=GFn0uuxb\\_zk](https://www.youtube.com/watch?v=GFn0uuxb_zk)

Summary comment (c) per design specified there aren't enough parking spaces per code for the number of units/residences presented. How does the design proceed in violation of code?

Summary comment (d) - This is a follow up from meeting this past Monday regarding subject project number. The people presenting the meeting completely ignored the community who are totally AGAINST this project. They went on and on as if the COMMUNITY has no say in this project. It was presented as if it was a done deal. It is not.

(e) - The community has several major concerns, including safety and crime which were not addressed at all. Would you please be professional and correspond in writing to the many concerns addressed below. This project defies LOGIC and COMMON SENSE. This project has ALL the markings of another BADLANDS. Which gave everyone in CITY a big black eye.

(f) Here are some additional points for consideration by the CITY before making their decision. A response under penalty of perjury is being requested so there is no misunderstanding. Please see the complete thread of concerns listed below. Including the new ones listed in this email. Items 1AAA, 1 BBB, in addition

to prior items listed below 1-21.

(g) Has an economic value analysis impacting the housing prices of surrounding residential community homes been done in event this project is approved? If not why not? Please provide one by independent third party approved by the community with proper peer review and input by community residential owners.

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Item # 1AAA(1) - "The complex is on dead end street. The City meeting organizer kept mentioning pinch points "inside" the proposed development but ignored the big PINCH POINT which is the DEAD END street HICKMAN. Furthermore they said there were two paths out of the proposed development - aka points of egress. But these two points were on same side leading out to HICKMAN the DEAD END street ! The two points of egress are too close to each other on the south side. Points of egress NEED to be on opposite ends, not at same side !! That is major design flaw. The small lot cannot accommodate TWO opposite paths of egress because it is an ill conceived location in the FIRST PLACE completely surrounded by residences with no street access EXCEPT through HICKMAN, a DEAD END street. Hence an extremely poor selection of location. Back to square one is only option here. Pick another location CITY !!

# 1AAA(2)- (a) If there is a fire or other blockage the proposed design/location is setting up a MAJOR DEATH TRAP for people caught inside the development.(b) Not to mention safety concerns and adverse impact to the surrounding community. Also, there isn't enough room , per code for fire trucks to turn around or school buses. (c) 20 wheel construction trucks will be coming down narrow Hickman road which isn't designed for heavy load trucks. Bringing excessive noise and additional fire and safety concerns to the neighborhood ! This whole project lacks common sense.

#1AAA(3)To date a response from the City/project personnel on over 15 question posed has never been addressed. This means in future the CITY can be held GROSSLY NEGLIGENT for ignoring main commons sense and safety concerns. In the meeting they were using terms like "this is what it's going to look like". Not even considering that FACT THAT THE community doesn't want it and implying that the community has NO say in matter.

#1AAA(4)The design has a swimming pool, for homeless people and low income ? That doesn't make sense. They tout the homeless problem in presentation. Homeless people don't have cars for most part. Are they going to be wandering through the neighborhood bringing more CRIME AND DRUGS into area already lacking adequate police presence? Near by stores are over two miles away. NO COMMON SENSE here folks. NONE."

#1BBB has developer/project managing company and all associated LCCs, corp,

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trusts, entities, etc. ever been sued? If so, what was outcome? Are there existing outstanding lawsuits? The following concern, if true, indicates a terrible record. Why go with this

firm if the following public post is indeed true?

Someone posted: "If no one else has researched the proposed developer, he has numerous open litigation cases against him for bad construction, no response to complaints, and bad property management (yes he owns the development company, the construction company, and the property management companies that would handle this project). A project in New Mexico currently under construction just received a "stop" order from a judge because they started construction without all the proper public meetings and permitting. Look it up for yourself. Chad Rennaker from Oregon (yes, an out of state developer) "Silver Desert Estates Limited Partnership." He has / had 35 different LLC's / businesses (my guess is because he's been sued so many times). There's lots of news articles about his companies (PacifiCap, Palindrome, and a very proud "D-" Better Business Bureau rating). Do your research and please attend these meetings!"

/(2BBB) If site is developed why not turn it into a community center, with pool, recreation center, health club, etc. with limited buildings all at one story height with no apartments for access only to surrounding residences? That would service the community and bring more value.

1- This is a very small lot at end of dead end street. The street near the proposed project is in violation of Cities requirements for buses and fire trucks in that there isn't enough turning radius to allow these vehicles to turn around. In addition, there are many other violations of current road city codes to meet the code safety vehicle requirements. You can reference them on your own. How will project address these obvious code violations in allowing public safety and school vehicles to safely travel this street?

2- In follow up to 1, where will the construction contractors park? Normally the park along the streets. If they do, they will further impede the fire truck and public school buses ability to transverse down this street. How will project allow fire and safety vehicles necessary egress into the area in event of emergency if the road is filled with construction vehicle traffic?

3- In follow up to 3, the community asks that no construction mobile homes be set up on the streets and community roads. How will the project abide to meet this community request?

4- The road leading into the project site from the main road is too small to allow construction vehicles. How will project be able to proceed with such a small road entry, avoid confrontations with neighbors, avoid blocking the road, avoid debris and destruction of the road?

5- There is only one path of egress to the lot. Safety requirements require in event of emergency at least two paths of egress. How will project meet two paths of properly designs paths of egress safety requirement?

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6- The lot has much wild life including quail , road runners, doves, desert turtles, coyotes, etc. living and passing through the empty lot. The project will end this wild life. The community is asking that an environment impact report be done to preserve this wild life. Will the project require an environment impact? If not, why not? (a response using the reason that Building code doesn't require it, is not sufficient. The city proposes changing the zoning code, then they should be able to change requirements to allow for environment impact assessment report).

7- A three story building is being requested. This is taller than anything in residential area, as most are one and two stories. This area is nestled in the foothills and is much more windy than rest of valley. This project would provide for massive construction emissions, noise, debris, and fire potential. In lieu of recent fires in CA the community would require that any project install a two hour rated fire wall , the wall should be at least three stories tall in order to mitigate surrounding community impact due to potential fire, wind blown debris, smoke, ashes, and noise. This wall should be constructed first with entrance along the free way (I-215) side so any blow out would be towards the freeway away from the residential community. The wall should remain installed and maintained in proper order from cradle to grave by the owners. Would the CITY change the building codes to allow for this safety feature to be installed, if not , why not ? (a response using the reason that Building code doesn't require it, is not sufficient. The city proposes changing the zoning code, then they should be able to change requirements to allow for three story two hour rated fire wall completely surrounding the complex).

8- As follow up to #7 the community would request a third party on site firm auditing for emissions (building construction has many particle emission sources) on 24/7 hourly basis with continuous monitoring stations and weekly report of emissions results (there are many elderly people with breathing issues in surrounding area, we would not like to be adversely impacted and see drastic reduction in our health). As well this third party independent outfit should monitor for noise control. We all know that construction companies ignore noise ordinances well beyond the normal working hours. The third party firm should have the ability to shut down all work if construction project is found to be in violation. Will the CITY impose such guidelines if project were to go forth ? If not, why not. ? The City is changing zoning requirements if project were to proceed so they can easily put in this community request.

9- There is more open space down by Reverence community, also down by Majestic Ball park facility; as well as many empty buildings in down town Las Vegas area that could be readily renovated. Why not build this project at one of those facilities?

10- "Affordable Housing" means more riff raff, crime, and drugs entering the community and impacting the elderly and safety of children. Resulting in lowering the quality of life in the community. You can't couch it any other way. It is well known , documented FACT. Our local police barely respond now due to addressing other matters , other than crime, due to poor policy decisions by our political leaders. For the project moving forward the community would like this project to

include a mini police station staffed with police officers 24/7. If the project moves forward will it include police sub station on it's site? If not, why not ? (a response using the reason that Building code doesn't require it, is not sufficient. The city proposes changing the zoning code, then they should be able to change requirements to allow for police sub station on site).

11- The notice is confusing, is it multi family (aka affordable housing) or is it senior housing ? Or both?

12- Flooding. Flooding is a major problem in the area. The CITY has refused to address flooding during infrequent rainstorms from up hill properties causing major damage to down hill properties in this community. In lieu of the fire wall, and other project features. How will the CITY and the project maintain and construct flood control features to protect the surrounding community from potential flooding damage ?

13- The politicians say we need more affordable housing, but are short sighted in why they need it. More and more "new arrivals" are pushing out Las Vegans in the streets bringing crime, black market, drugs, etc. with them. Taking away their housing, their jobs, and their quality of life. A solution is to give these "new arrivals" a one way bus ticket, along with a free lunch, back to CA or Yuma. This worked in other Western States . Why not implement this policy and give back the homes to displaced local Las Vegans?

14- The community would like to see the "project" put up a \$100 million bond to provide for any future liability and damages from cradle to grave. As we recently saw in CA, local politicians may fail to provide necessary infrastructure and may make poor policy decisions (e.g. not providing enough firewater (quantity or water pressure) to fight a fire, not provide enough resources to local fire department (in terms of personnel or equipment) to respond (quickly) to fires, etc. etc. etc.). With this project an increase the resources on our already taxed infrastructure and resources will occur. The community feels any adverse impact, such as fire damage, flood damage, respiratory damage , health damage, etc. etc. caused by this project should provide adequate compensation in future. Will the City require project to put up this liability bond? If not, why not? (it's not in code is not an answer).

15- Community is requiring the managing, building, construction, architectural company to provide following records: (1) all employee records for all work personnel entering the site including but not limited to back ground checks, citizen checks, felony backgrounds, sexual offenders, etc. Will the project employ or otherwise contract only US citizens? Will the project or contract illegal aliens ? Will project employ or contract green card holders? If so, please provide the community a record of all employees and contractors and sub contractors, etc., from day 1 to end of construction project, including all the personnel record information noted above. (2) Also, please provide record of liability insurance, proof of insurance for all firms, contractors, and sub contractors, professionals consultants. (3) for all companies subs, contractors, etc. the community is requiring all OSHA safety records for state of Nevada, and all other states, or countries, for past ten years. As

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well as any other safety records for firms / contractors, etc. doing business in other states (i.e. CAL-OSHA).

16- If the project were to proceed, the community would insist that the owners hire a 24 hour security firm to monitor activities. This is especially critical since senior homes are noted to cause fires, and other disturbances due to the fact that these facilities have tendency to house dementia, or early dementia residents that always, sadly, don't know what they are doing (I have actually seen them start fires). Will the owners provide 24/7 security, if not, why not? (code doesn't require it , is not an adequate response)

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17-(a) How long will the community be subjected to the noise, emissions, trucks, construction activity?(b) When will construction being, when will it end ? (c)How many trucks will be used, when will they be traveling down the residential community roads?(d)What are the emission factors for all construction vehicles?(e) How long, in total hours, will they be idling their engines? (f)How many construction vehicles will be used? (g)What is the schedule for all construction traffic coming and going into/out of site? (h)Who will be driving the trucks? (i) What are the personnel records for all construction related drivers?(j) Who are the companies providing construction vehicles?

18- What is the budget for this project?

19- How much rent will the apartments charge?

20 Other than apartments will there be any other facilities on site, (other than recommended police sub station)?

21- Who is the owner of the project? Who is owner of apartment building? Who will be owner of record with Clark County Real Estate records , Tax Franchise, records office?

My take, as well as many in the community, is if the CITY can change zoning laws, then they can also change guidelines to appease the surrounding community and their residents in order to maintain quality of life, safety, health, and peace of mind.

If you have any questions please let me know.

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**Formstack Submission For: Planning App Comments**  
Submitted at 02/04/25 6:29 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Stanley Wilkinson

**Residential or  
Business Address:** 10550 West Alexander Road  
Unit 2089  
Las Vegas, NV 89129

**Phone:** (307) 840-1144

**Email:** stanleywilkinson@hotmail.com

**Comments:** I oppose the three story designation of parts of the project and its high density nature which doesnot seem to be in keeping with the surrounding area.

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Hems 34a-34c  
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### Formstack Submission For: Planning App Comments

Submitted at 02/06/25 7:32 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Michele Kafton

**Residential or  
Business  
Address:** 10612 Athenaville Ct  
Las Vegas, NV 89129

**Phone:** (702) 325-8585

**Email:** shell2boys@cox.net

**Comments:**

We are original owners in Lone Mountain Vistas. We purchased our home in 2002. We were informed that this plot of land would be possibly a public library. The access street of Hickam Ave is a small street with restricted access. Our community is quiet and peaceful. We have had development to the west of Cliff Shadows Parkway already adding traffic to the community west of the 215.

I oppose any development on this property.

Item 3 34a-34c  
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**From:** noreply@formstack.com  
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### Formstack Submission For: Planning App Comments Submitted at 02/03/25 4:34 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Nina Johnson

**Residential or  
Business  
Address:** 10517 Seasonable Dr  
Las Vegas, NV 89129

**Phone:** (702) 378-4931

**Email:** pank36@hotmail.com

**Comments:** I oppose this because there is not enough road space for extra cars driving in the area. There are no bus stops in the area. There is no major grocery store in the area. This 3 story building would block the skyline for existing homeowners. I thought we were running out of water. It will create too much pollution as well.

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Items 34a-34c  
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Meeting Date:	Tuesday, February 11, 2025
Project Number:	29-0668
Position:	I OPPOSE the project and all related applications.
Name:	Shelley Smith
Residential or Business Address:	10525 Rain Water Drive Las Vegas , NV 89129
Phone:	(702) 416-1212
Email:	leveck24@gmail.com
Comments:	Cliff Shadows is too busy already. There isn't even a bus route nearby.

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### Formstack Submission For: Planning App Comments Submitted at 02/03/25 11:08 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Mike Pepper

**Residential or Business Address:** 4247 Jordanville St.  
Las Vegas, NV 89129

**Phone:** (702) 375-9254

**Email:** pephouse123@gmail.com

**Comments:** Our family opposes this entire project for numerous reasons. The developer / builder / property manager for 24-0668 has numerous litigation cases against them for projects in other states, everything from not paying workers, to not following local building ordinances, to not answering residents complaints for shoddy building practices. The city should not do business with a developer that needs 35 LLC's to protect himself from litigation on every project. This proposed project is touted for seniors, but in the developer's neighborhood meeting they admitted it is ultimately for low cost housing. This area is not a low cost housing area and it will decrease the value of residents' property already established here. The noise and

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P

congestion this project will create is unacceptable to our quiet community. The developer only plans for 271 parking spots for 282 units, and the one street this development opens up to already has overflow parking from other developments without enough parking in the area. The seniors this development says will live here will not have shopping, medical, public transportation (transit score is a 0/100) or access to needed senior facilities. (The "walkable score" for this area is a 1/100, not conducive to seniors). The city is prepared to sell this 15 acre parcel of land to the developer for \$1000 (yes, one thousand dollars). A reputable home builder / developer would pay the city millions of dollars for this land and develop aesthetically pleasing homes on this land where the city would garner better tax revenue and would not impact the current residents nearly as much. Low cost housing is not an acceptable option for our neighborhood! Environmentally, the proposed developer does not care about the active wildlife currently living on this plot of land. They stated at the neighborhood meeting and I quote "This isn't California, we don't care about the wildlife in this area." The developer didn't even offer to do an environmental study, or offer to capture and re-home the Antelope Ground Squirrels, Gambel's Quail, Roadrunners or Desert Cottontails that our local residents care for and feed daily. The current plot of land is zoned for public facilities, and our area is currently lacking in those facilities as it is. To re-zone this for multi-family medium residential would take away land designated for the residents that could utilize a public facility. The authors of the Lone Mountain West Master Development Plan got their plans right in 1999 when they reserved space for public facilities to combat over-population in our area, and we would like to keep this land for a public use facility. Thank you for listening to our concerns, and please vote "NO" to the developers request to rezone and build three story apartments in our front yard!

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## Formstack Submission For: Contact the City

Submitted at 01/23/25 11:31 AM

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Dept of Planning  
City of Las Vegas

Who to  
contact?: Planning & Zoning

Your name: Mike and Amanda Pepper

### Comments:

A developer (Silver Desert Estates Limited Partnership) has requested to amend the Lone Mountain West Master Development Plan and change the land use designation of plot APN 137-01-301-012 (corner of Hickam and Jordanville Street) from Planned Community Development to Multi Family Medium Residential (a 280 unit, three story low cost senior apartment complex). This proposal (Public Hearing 24-0668, 24-0668ZON1, 24-0668-MOD-1, and 24-0668-SDR1) is being sought by an unscrupulous developer that has had numerous court cases brought against them for poor quality construction, hiring sub-standard sub-contractors and not paying them, and even going so far as to start construction projects without all the proper public notices and permits (news sources cited from Portland, Oregon, Las Vegas, Colorado and New Mexico). The most current litigation against this developer is from 2024 in New Mexico and is still ongoing. Our neighborhood does not contain low cost housing options built by a shoddy out of state developer, and we as a community don't want the Lone Mountain West Master Development Plan altered in any way. The authors of the Lone Mountain West Master Development Plan had a great vision in protecting our area and we would like that agreement honored and not altered! We as a community would appreciate someone from your office contacting us and assisting us as a neighborhood in stopping an out of state developer from building three story apartment complexes right outside our front doors. Thank you for your assistance in this matter, as we continue to search for ways to stop this project and amendment from happening. We look forward to hearing from your office! Mike and Amanda Pepper

Phone: (702) 375-9254

Email: [pephouse123@gmail.com](mailto:pephouse123@gmail.com)

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## Planning Comments

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### Formstack Submission For: Planning App Comments

Submitted at 02/04/25 11:19 AM

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Dept of Planning  
City of Las Vegas

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Jennifer Ganey

**Residential or Business Address:** 4301 Jordanville St  
Las Vegas, NV 89129

**Phone:** (702) 204-5564

**Email:** wganey422@cox.net

**Comments:** This project says only 1 resident has to be 55, so when the grandparents take in their grandkids then let them run wild, our neighborhood will suffer. They've already raised their kids in a different direction time. It happens all the time in these low income developments. Not to mention the company behind this project is a slumlord. We take pride in our homes and this project will overtake our small community. The apartments off Alexander in our view are only 2 story. The closest bus stop for seniors is over a mile away and no we don't need nor want buses up on Cliff Shadows. The neighborhoods surrounding this project have no street parking so our over flow is on Hickman, this project will not accommodate

enough parking for this size. And if this goes back to some won't drive, we don't have a close bus stop, nor do we need one to only accommodate this project. The closest grocery store is neighborhood market by Walmart at that is a mile away. This is not an ideal site nor a wanted project in our neighborhood.

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**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Kathleen Gentry

**Residential or Business Address:** 10550 W Alexander Rd Unit 2101  
10550 W Alexander Rd Unit 2101  
Las Vegas, NV 89129

**Phone:** (623) 512-6855

**Email:** kgent50@gmail.com

**Comments:** I strongly oppose this development for several reasons, including the lack of mitigation the congestion will cause at the site during and after the build. Since Hickam is a dead-end street and cannot be made a thoroughfare, this will cause numerous problems for existing homeowners and anyone living in the proposed new development, one of which is safety. The area is not conducive to a 280 unit Senior complex as it lacks the resources for daily life such as shopping and transportation. The disruption for building a project like this for existing homeowners is unacceptable.  
The fact that there is plenty of open land on Hickam across Cliff Shadows makes

one wonder why this particular lot was chosen.

The builder Mr. Rennaker also has a very questionable history and residents lack confidence in his abilities to serve the community's best interests.

Many homeowners have lived in this area for 20 years or more, and the disruption that this project will cause is unfathomable.

The area was a master-planned community, and homeowners were advised this particular lot would have a library or park on it, now it is an apartment complex which causes much disappointment. The BLM which owns the property has a mission statement: "The Bureau of Land Management mission it to sustain health, diversity, and productivity of public lands for the use of enjoyment of present and future generations." This statement exemplifies a conflict.

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**Meeting Date:** Tuesday, February 11, 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:**

Statement Opposing Rezoning of [Land Location]

. My name is Brandy Muses, and I live at 10531 Brownsville Ave, Las Vegas NV 89129. I am writing you today, along with my neighbors, to formally oppose the proposed rezoning of the land behind our homes.

The Neighborhoods Master Plan originally designated this land for public or community services, ensuring that it would benefit the broader community. Changing this designation to subsidized elderly housing disregards the vision set

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forth in the plan and raises several serious concerns:

1. Violation of the Master Plan

This rezoning would override long-standing plans for public or community service use. Master Plans exist to create stability and thoughtful urban planning, and disregarding them without strong justification undermines public trust in the city's development process.

2. Lack of Access to Essential Services

This location is simply not suitable for senior living. There is no nearby shopping, public transportation, or walkable amenities. The nearest hospital is three miles away, creating potential risks for elderly residents who may require frequent medical care. A senior housing development should be located in an area where residents can safely and easily access the resources they need to maintain their quality of life.

3. Loss of Community Benefit

The original zoning allowed for uses that would serve all residents—such as parks, libraries, or community centers. Changing it to private housing removes those potential benefits and restricts access to only a specific group, which is not what was originally intended.

4. Negative Impact on Existing Residents

Many of us have lived in this neighborhood for over 20 years, and part of what makes it special is the open space and scenic views that we have enjoyed for decades. Constructing a large residential development behind our homes will permanently obstruct these views, dramatically changing the landscape and character of our community. This loss not only affects our personal enjoyment but could also impact property values.

5. Traffic and Safety Concerns

The road that the developers plan to utilize for access to the 260-unit, three-story development is a two-way residential street. It is already heavily used by the community and is not equipped to accommodate the volume of traffic that would result from this large development. Not only is there insufficient parking inside the development, but overflow parking will spill into this already overcrowded street, which is a dead-end. The street is already full of cars from other nearby neighborhoods, leading to serious safety concerns. With one way in and one way out, this situation could lead to gridlock and create significant hazards, particularly in emergency situations.

6. Infrastructure and Environmental Impact

Increased residential density will put additional strain on our roads, utilities, and emergency services. Traffic congestion, parking issues, and noise levels will all increase, affecting the quality of life for existing residents. Additionally, the environmental impact of such a development has not been fully addressed.

7. More Suitable Locations Exist

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We fully support the need for affordable senior housing, but it should be placed in a location that aligns with the city's planning goals and meets the basic needs of elderly residents. There are other areas in the city better suited for this type of development, where seniors would have better access to shopping, medical facilities, and public transportation without being isolated.

We urge you to uphold the integrity of the Neighborhoods Master Plan and reject this rezoning request. We are not against development, but it must be done thoughtfully, with full consideration for the impact on current residents and the city's long-term vision.

Thank you for your time and for considering our concerns.

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**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0688

**Position:** I OPPOSE the project and all related applications.

**Name:** Merry Wens

**Residential or Business Address:** 2340 Turtle St.  
Pahrump, NV 89048

**Phone:** (775) 727-4181

**Email:** merrybell@yahoo.com

**Comments:** Strongly oppose this project. Developer is not honest in their business dealings. This project would destroy the peace this local neighborhood enjoys and current residents would lose a large percent of their property value. This developer promises "senior" living but has a history of bad business dealings and pushing people out of his buildings all in the name of profit. Vote "NO" to rezoning request!!!

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**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0688

**Position:** I OPPOSE the project and all related applications.

**Name:** Tim Pepper

**Residential or Business Address:** 3941 Eagle Ridge Rd.  
Lincoln, NE 68516

**Phone:** (775) 537-7998

**Email:** mpep29@gmail.com

**Comments:**

My entire family opposes this plan. I am a retired senior and this facility would not work for any senior I know. There is no shopping, medical or transportation in the area. The parking and traffic congestion this would cause will absolutely destroy this quiet neighborhood. The property values will definitely decrease, pushing out good quality, tax paying citizens. I feel like seniors and low income people deserve a nice place to live, but not at the expense of those of us that already live in the quiet, peaceful neighborhood. Please stop the re-zoning and leave this land alone for public use like it was originally planned.

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**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0688

**Position:** I OPPOSE the project and all related applications.

**Name:** C. Pepper

**Residential or Business Address:** 3921 S. 56th St.  
Lincoln, NE 68506

**Phone:** (702) 810-3804

**Email:** mpepper29@yahoo.com

**Comments:** Oppose this project--the developer has a bad history of subpar construction. The city of Las Vegas could sell this land for millions and is cutting a deal to let the developer have the land for one thousand dollars. It's sad that the city is willing to do business like this. The residents that live around this planned project are going to suffer with more traffic, noise and loss of property values with this housing project. The developer is portraying this as "senior living" but in their neighborhood meeting showed slides depicting low cost living. That brings more crime and problems to an area that is NOT a low income area. Please stop the

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rezoning and master plan amendment being requested and leave this land for public use facilities!

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**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Sherry Davis

**Residential or Business Address:** 333 N. Anna  
Wichita, KS 67212

**Phone:** (316) 833-8199

**Email:** sherryandgib@yahoo.com

**Comments:** Oppose due to increased crime, social decay, decrease in surrounding property values, loss of view of city, crowded conditions, lack of transportation for poor and elderly, and increased likelihood of felonies, robberies and physical harm to people in surrounding neighborhoods. This is not good government to go behind hard working peoples backs to push a project through that is adversely opposed by majority of people. What about the rights of the communities? We're the surrounding neighborhoods give the opportunity to purchase the land for single homes? Or was this done underhandedly and secretly? You're going to chase out

the tax payers, then who's going to be there when you need them. It doesn't sound like this country is for the people anymore but more for the politicians!

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Submitted at 02/04/25 1:59 PM

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**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Kevin G.

**Residential or Business Address:** 3940 Deluge Dr  
Las Vegas, NV 89129-6481

**Phone:** (702) 480-0636

**Email:** kevgnon@gmail.com

**Comments:**

This parcel is not zoned for residential use and would significantly increase traffic congestion in an already established neighborhood. The area has experienced substantial traffic growth over the past two years due to new construction, and the addition of this change to an even more residential properties would exacerbate this issue, causing considerable disruption to residents due to the lack of alternative routes. My family and I strongly oppose this whole project!

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**Formstack Submission For: Planning App Comments**  
Submitted at 02/06/25 10:28 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Robin Szoke

**Residential or Business Address:** 5520 N Carnation Meadow St  
Las Vegas, NV 89130

**Email:** owngoal@cox.net

**Comments:** I strongly oppose the proposed land use as stated in the above Project #.

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Department of Planning**

**Formstack Submission For: Planning App Comments**  
Submitted at 02/06/25 9:08 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Carlos Lopez

**Residential or Business Address:** 10457 chandra ave  
Las Vegas, NV 89129

**Phone:** (702) 266-5269

**Email:** Danielop007@gmail.com

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**City of Las Vegas  
Department of Planning**

<b>Meeting Date:</b>	Tuesday, February 11, 2025
<b>Project Number:</b>	24-0668
<b>Position:</b>	I OPPOSE the project and all related applications.
<b>Name:</b>	Robert Shaw
<b>Residential or Business Address:</b>	4229 Jordanville St Las Vegas, NV 89129
<b>Phone:</b>	17024960745
<b>Email:</b>	cupfan61@gmail.com
<b>Comments:</b>	I am vehemently opposed to this rezone and project. Signed: Robert Shaw

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**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Juan Emmanuel Mendoza Munguia

**Residential or  
Business Address:** 10611 Athenaville Ct  
Las Vegas, NV 89129

**Phone:** (702) 542-6933

**Email:** Yonyl@live.com

**Comments:** I oppose to the building of apartments due to noise it will generate and the view of the city will be obstructed but I'm still open to different plans ie family houses.

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### Formstack Submission For: Planning App Comments

Submitted at 02/09/25 10:28 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Solstice Hurst

**Residential or Business Address:** 9335 Brownstone Ledge Ave  
Las Vegas, NV 89149

**Phone:** (949) 232-2348

**Email:** sblairhurst@yahoo.com

**Comments:**

I strongly oppose this rezoning request and plan. We need more public use spaces. The addition of more apartments in this area will only harm our community. We are not set up with proper infrastructure for this in the surrounding areas, and it will cause more traffic, congestion on the surrounding streets, and inevitably leading to more traffic accidents. In an emergency situation, evacuating will be problematic, and could cost lives without enough exit points to support the many residents that would be living there. Parking is also a concern, as the plan does not provide enough parking to support a large apartment community. Aside from the parking issue, there is not enough public transportation to support it, either. In

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addition there are not enough walkable services to support a community of this size. This space should remain PF (public facilities). Thank you.

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### Formstack Submission For: Planning App Comments Submitted at 02/09/25 10:07 PM

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	TERI DE CASTRO
Residential or Business Address:	9303 Gilcrease Ave Unit 1254 Unit 1254 Las Vegas, NV 89149
Phone:	17023436116
Email:	tdecas1254@embarqmail.com

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Submitted at 02/09/25 1:53 PM

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Crystal Dalton
Residential or Business Address:	Halfmoon way Las vegas, NV 89108
Email:	cdalton86@hotmail.com

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Submitted at 02/09/25 12:53 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Sharon Fry

**Residential or Business Address:** 8721 Autumn Valley Avenue  
Las Vegas, NV 89129

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**Comments:**

We, the residents of the surrounding community, strongly oppose the rezoning request and urge the City to uphold the integrity of the Neighborhoods Master Plan.

The proposed rezoning disregards our community's needs, lacks adequate planning, and poses serious risks to safety and quality of life for both current and future residents. It is especially unsuitable for senior citizens due to the lack of nearby public transportation, essential amenities, and safe infrastructure.

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## Planning Comments

**From:** noreply@formstack.com  
**Sent:** Sunday, February 9, 2025 12:44 PM  
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**Subject:** Planning Application Comments Form

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### Formstack Submission For: Planning App Comments Submitted at 02/09/25 12:44 PM

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0688
Position:	I OPPOSE the project and all related applications.
Name:	Karen Rasmussen
Residential or Business Address:	9605 Christine View Ct Las Vegas, NV 89129

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### Formstack Submission For: Planning App Comments

Submitted at 02/09/25 9:29 AM

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Joan Brookhyser
Residential or Business Address:	5280 Hickory tree st las vegas, NV 89149
Phone:	(702) 523-5657
Email:	joanbrook47@yahoo.com
Comments:	I am opposed to rexoming

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### Formstack Submission For: Planning App Comments

Submitted at 02/08/25 8:44 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Andrea Giese

**Residential or  
Business Address:** 8555 W Craig Rd  
Las Vegas, NV 89129

**Phone:** (702) 483-8359

**Email:** afandrea1@gmail.com

**Comments:** Violation of the Neighborhoods Master Plan: This land was originally intended for public or community facilities, such as parks or libraries. Rezoning it undermines long-standing urban planning goals.

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### Formstack Submission For: Planning App Comments Submitted at 02/07/25 4:11 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Jannette Cox

**Residential or  
Business  
Address:** 8840 W Washburn Rd  
Las Vegas, NV 89149

**Phone:** (702) 286-0920

**Email:** kathy.kcsunshine@gmail.co

**Comments:** Opposed to this zoning change. No appropriate parking. No convenient shopping or restaurants. No transportation. No proper egress in and out in the event of fire or emergency. Not appropriate for the rural preservation area

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### Formstack Submission For: Planning App Comments

Submitted at 02/07/25 4:09 PM

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0668,
Position:	I OPPOSE the project and all related applications.
Name:	Jeanette Velo
Residential or Business Address:	4220 Holleys Hill Street Las vegas, NV 89129

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### Formstack Submission For: Planning App Comments Submitted at 02/07/25 2:21 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Angela Shaw

**Residential or Business Address:** 4229 Jordanville St  
Las Vegas, NV 89129

**Phone:** (702) 604-7365

**Email:** angelaholland7@gmail.com

**Comments:** My husband and I are vehemently opposed to this project. Thank you

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### Formstack Submission For: Planning App Comments

Submitted at 02/07/25 12:19 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Jennie Armenta

**Residential or Business Address:** 4225 Jordanville St.  
Las Vegas , NV 89129

**Phone:** (702) 515-0721

**Comments:**

Statement Opposing the Rezoning of Land for Project No. 24-0668

My name is Jenny Armenta, and I have been a resident of this neighborhood for almost 23 years. I, along with many of my neighbors, strongly oppose the proposed rezoning of this land for a 282-unit senior housing complex.

This area has remained a peaceful, residential community, and introducing a large-scale development like this will disrupt that. We do not have the facilities or infrastructure to support senior residents in this location. There is no nearby public transportation, no walkable access to essential services like grocery stores or medical facilities, and the terrain itself is steep and difficult to navigate—even for

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those in good health.

Beyond the issue of accessibility, there are also serious safety concerns. Increasing the population density in this area without proper planning could lead to unintended consequences, including increased crime risks, trespassing, and general disturbances in what has been a quiet, well-maintained neighborhood. We are deeply concerned that this development will invite problems that do not currently exist here and compromise the safety and security of our homes.

This is a residential community, and we want it to stay that way. The original master plan designated this land for public facilities, which would have provided a benefit to all residents, including seniors who already live in our neighborhood. Rezoning it for private residential development ignores the needs of the existing community and places an unnecessary burden on an area that is simply not equipped for it.

For these reasons, we strongly urge the Planning Commission and City Council to reject this rezoning request and protect the integrity of our neighborhood.

Thank you for your time and consideration.

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### Formstack Submission For: Planning App Comments Submitted at 02/07/25 9:56 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** James Bispo

**Residential or Business Address:** 10521 Gibbous Moon Dr  
Las Vegas, NV 89129

**Phone:** (702) 336-6592

**Email:** bispojames@yahoo.com

**Comments:** This area is permitted for public amenities, not a 3 story senior citizen complex. This area already has trouble with traffic, and lacks amenities close by for senior citizen needs.

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**From:** noreply@formstack.com  
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### Formstack Submission For: Planning App Comments Submitted at 02/06/25 6:29 PM

Meeting Date:	Tuesday, February 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Amanfa Emerson
Residential or Business Address:	3460 N White Mission Dr Las Vegas, NV 89129
Phone:	(702) 412-6021
Email:	minvegas@hotmail.com

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**From:** noreply@formstack.com  
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### Formstack Submission For: Planning App Comments

Submitted at 02/06/25 6:27 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Brian Robison

**Residential or Business Address:** 4243 Jordanville St.  
Las Vegas, NV 89129

**Phone:** (702) 304-4460

**Email:** nvoutpost@cox.net

**Comments:**

I stand in opposition to this requested change in zoning for the following reasons: 1) The development would overburden an existing heavily populated area's infrastructure, specifically the only major access road in and out of the 280+/- unit development; 2) The entire Lone Mountain Vistas development is already lacking valuable community resources - retaining this land in its current category enables the City to provide these needs to the longstanding residents; 3) The increase in vehicle traffic, both personal vehicle and through private, group transportation will have a permanent negative impact on an already stressed infrastructure; (if in doubt, please visit the irregular and dangerous cut left in the asphalt near the

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intersection of Cliff Shadows and Alexander); 4) The already taxed infrastructure, drinking water in particular, does not appear robust enough to accommodate both the domestic AND fire protection water demand this size development will require; 5) The traffic on Lone Mountain is particularly dangerous due to the materials supply operations adjacent to the area. If the planned development is, in fact, focused on senior clientele, the additional traffic exiting at Lone Mountain, (to avoid an already crowded Cliff Shadows), since there are no healthcare, variety of shopping, areas of interest or entertainment options available in the area of the planned development will create additional hazard to all those already finding the exit more and more crowded. I strongly oppose this zoning change to preserve what the City believed, at the time the master plan was developed and approved, to be the highest and best use of this specific land remains true. The City should work as a team to help finish the master plan as approved for the community - a public use that compliments, protects and/or serves the existing community. Please don't allow this development to impact so many aspects of our communities, my family and our neighbors lives. I look forward to the February 11, 2025 meeting to share more concerns. Thank you.

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### Formstack Submission For: Planning App Comments Submitted at 02/10/25 9:31 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Rebecca Godfrey

**Residential or Business Address:** 4251 jordanville street  
Las vegas, NV 89129

**Phone:** (702) 708-8253

**Email:** techbecca@cox.net

**Comments:**

We love this community and this plan would have a negative impact on long term residents. We have delt with the aggressive dust from the gravel pit however this plan to build on space which was to be used as a open park land would be a slap in the face to a old and established community. This land should remain open or be used as originally agreed upon as a park. Nevada has plenty of open land and this area is being over built due to simple greed.

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**From:** noreply@formstack.com  
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### Formstack Submission For: Planning App Comments Submitted at 02/10/25 9:22 AM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Michael Godfrey

**Residential or  
Business Address:** 4251 jordanville street  
Las vegas, NV 89129

**Phone:** (702) 716-5202

**Email:** m-godfrey@hotmail.com

**Comments:** I am whole heartedly opposed to this application. We have lived in this community over 10 years and will immediately relocate if this moves forward. This will ruin a lovely community in las vegas

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### Formstack Submission For: Planning App Comments Submitted at 02/10/25 2:07 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Cheryl Allen

**Residential or  
Business Address:** 6375 N. Park St.  
Las Vegas, NV 89149

**Phone:** (702) 308-9724

**Email:** Allensincolo@comcast.net

**Comments:** I oppose this request. I wish the people that are suppose to protect our interest would do their job. The worst place possible for the elderly. Please do not approve this project.

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### Formstack Submission For: Planning App Comments Submitted at 02/10/25 9:12 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Marcella Carey

**Residential or Business Address:** 6213 Muirlands Court  
Las Vegas, NV 89130

**Phone:** (702) 277-0767

**Email:** Mccarey6213@gmail.com

**Comments:**

This poorly planned project has no infrastructure to support it, or the residents that may choose to move there. Such poor planning and lack of foresight will create another poverty trap for seniors who can least afford to fall victim to pie-in-the-sky promises of future infrastructure development to serve them.

This is putting the cart before the horse, to add another metaphor, to think that plopping a housing complex to serve seniors in the middle of an undeveloped property before addressing necessary support systems needed to make this a viable concept..

There are already an embarrassing number of poverty traps in this city, built with

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the promise of prosperity that strong infrastructure and residential development would bring, but that never materializes after the project is completed.

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### Formstack Submission For: Planning App Comments Submitted at 02/10/25 10:02 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Patricia Baiocchetti

**Residential or Business Address:** 4009 Bennett Mountain St  
Las Vegas , NV 89129

**Phone:** (702) 204-6352

**Email:** pbaio@cox.net

**Comments:** I attended the kickoff meeting last month. While I can't disagree that senior housing is needed, I don't think this project is best suited for the selected area.

Services in the vicinity clearly don't exist. That means all residents or caretakers would need a car. There aren't enough parking spaces for each unit to have just one car, never mind those with two cars.

No existing bus line in the area. The city would have to put on an additional bus to serve this community.

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This leads to the problem of a very small access street. How would city buses turn around? The expectation can't be that seniors would have to walk or roll themselves up that hill to a bus stop on Cliff Shadows. Could a bus stop be put on private property, meaning inside the development?

While the above two issues are specific to the immediate community, they don't impact me directly. But as a homeowner in the area, my concern is if the area doesn't provide seniors with what they need, they won't live in the project and it will be a failure. This failure will usher in low income housing open to anyone. I am totally opposed to that for obvious reasons. The city mentioned this was locked in for 40 years, but I don't believe that the city or HUD will allow this to sit empty or to lose money. We've all been in Vegas long enough to know how easily rules and laws are changed.

Finally, we currently have low water pressure in our area. 282 more units drawing water could be a tipping point.

I have other concerns, but will keep this brief.

Thank you.

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### Formstack Submission For: Planning App Comments Submitted at 02/10/25 10:33 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I OPPOSE the project and all related applications.

**Name:** Robert Anderson

**Residential or Business Address:** 3936 Deluge Drive  
Las Vegas, NV 89129

**Phone:** (725) 279-6723

**Email:** rchristiananderson@ymail.com

**Comments:** While I support housing for seniors, those who rent at the proposed 3-story building will not be within reasonable walking distance to a supermarket (or any other business) and there is no bus line on Cliff Shadows, which would mean they would be dependent on their cars or a community bus... which means a whole lot more traffic on Cliff Shadows between Alexander and Lone Mountain Drive. It would also mean that the 3-story complex would have at least 200 more residents on that same plot of land than it is currently zoned for. We bought our home with the understanding our neighborhood would remain a quiet residential neighborhood. First we had a gas station added at Cliff Shadows at Lone Mountain,

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then they re-zoned the land just east of Lone Mountain for a Mormon Temple and 400 car parking lot. Now we have this 3-story multi-family project. With the only supermarket on Cheyenne at the 215, our neighborhood is becoming more densely packed and traffic has increased by double of what it was when we moved in. Bear in mind we are only a couple of blocks from the foot of the Spring Mountains and there is precious little land to build single family homes left. We just don't have the infrastructure to handle the density of people the developers are requesting. Home owners here do not want the character of our neighborhood changed so dramatically.

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### Formstack Submission For: Planning App Comments Submitted at 02/07/25 2:11 PM

**Meeting Date:** Tuesday, February 11, 2025

**Project Number:** 24-0668

**Position:** I support the project but OPPOSE a related application

**Planning Application Number(s):** 24-0668

**Name:** Frederick Smith

**Residential or Business Address:** 10070 Cambridge Brook Avenue  
10070 Cambridge Brook Avenue, Las Vegas, NV 89149  
Las Vegas, NV 89149

**Phone:** (509) 499-1622

**Email:** fsmith.lv@outlook.com

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Dear Madam Mayor,

Please stop the 3 story apartment buildings they are trying to build in our single family home community.(Hickam Ave. and Jordanville) This is just not the area for those. Our community is small and the these huge buildings would not only ruin our views that we paid hefty price for but ruin our beautiful community. It makes me want to cry to think they can come in and ruin my neighborhood! Please don't let them take our right to happiness away!

Thank you,

Eileen

Sent from my iPhone

[ekulich@icloud.com](mailto:ekulich@icloud.com)

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