

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

October 8, 2024

VIA EMAIL

Ms. LuAnn Holmes, City Clerk
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101
ldholmes@lasvegasnevada.gov

**Re: Hold Letter: AMH – Ann/Leggett (24-0305 GP1, ZON1, TMP1, VAC1, VAR1)
City of Las Vegas Planning Commission hearing on October 8, 2024 (Item #27)
and City of Las Vegas City Council hearing on November 6, 2024**

Dear Ms. Holmes:

We are respectfully requesting that the above-referenced project be held from the October 8, 2024 City of Las Vegas Planning Commission hearing to the November 12, 2024 City of Las Vegas Planning Commission hearing; and the November 6, 2024 City of Las Vegas City Council hearing to the December 18, 2024 City of Las Vegas City Council hearing.

Thank you.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

09-30-24 13:21 FROM- Turf Trimmers

T-022 P0002/0002 F-217

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

Please use available blank space on card for your comments.

24-0305 and 24-0305-GPA1 and 24-0305-ZON1 and 24-0305-
VAR1 and 24-0305-TMP1

Planning Commission Meeting of 10/08/2024

24-0305

12528801009

JOHNSON MURPHY FAMILY TRUST

MURPHY TIMOTHY L TRS

7900 KIOWA CIR

LAS VEGAS NV 89149-5113

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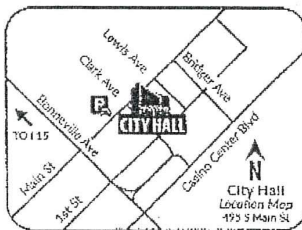
Item 27a-27d

09-30-24 13:21 FROM- Turf Trimmers

T-022 P0001/0002 F-217

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Planning Commission Meeting of 10/08/2024

24-0305

12528411011

BOWLES ROBERT M & IZUMI O
8009 EDWARD BAHER AVE
LAS VEGAS NV 89149-4909

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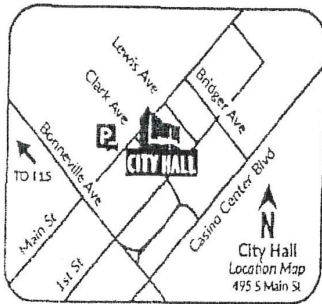
City of Las Vegas
Department of Planning

Item 27, 27a -27d

Fax: 702-604-3089

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4-0305 and 24-0305-GPA1 and 24-0305-ZON1 and 24-0305-
AR1 and 24-0305-TMP1

Planning Commission Meeting of 10/08/2024

24-0305
12533510071
CARRERA J ALFONSO JR
5429 RED SUN DR
LAS VEGAS NV 89149

33 PROTEST 89149

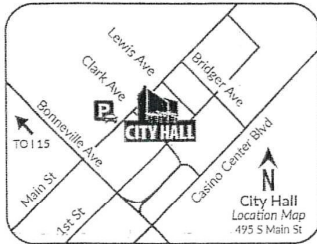


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Planning Commission Meeting of 10/08/2024

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24-0305

12533510003

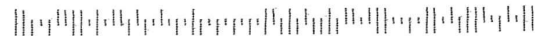
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WEISS FRANKLYN T & PHYLLIS TRS

5509 RED SUN DR

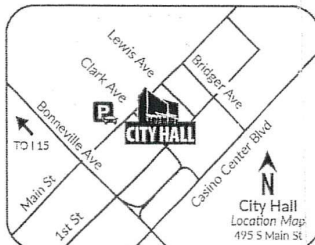
LAS VEGAS NV 89149-6674

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24-0305

12528410027

CHAMPLIN RANDALL D

BOSTICK-CHAMPLIN MARIE

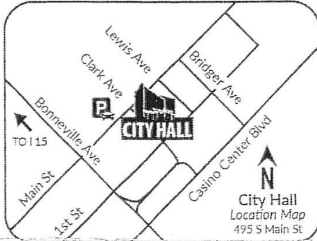
5705 WHALE ROCK ST

LAS VEGAS NV 89149-4699

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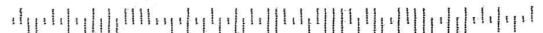
24-0305 and 24-0305-GPA1 and 24-0305-ZON1 and 24-0305-
VAR1 and 24-0305-TMP1

Planning Commission Meeting of 10/08/2024

24-0305
12528810064
HARADA CARRIE TRUST
HARADA CARRIE TRS
7833 WIND DRIFT RD
LAS VEGAS NV 89149

Item 27a-27d
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33 HRCFNP1 09149



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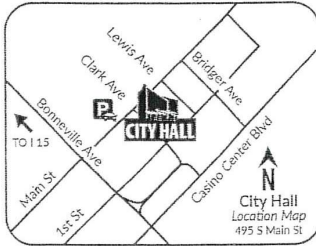
Planning Commission Meeting of 10/08/2024

24-0305
12528801015
CHAPPLE FAMILY REVOCABLE LIVING
CHAPPLE FABIAN & RHONDA TRS
5611 N CIMARRON RD
LAS VEGAS NV 89149

Item 27, 27a-27d
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City of Las Vegas, Department of Community Development
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24-0305

12533510100

TRUESDILL M W TRUST

TRUESDILL JOHN M & WANDA K TRS

5449 DESERT VALLEY DR

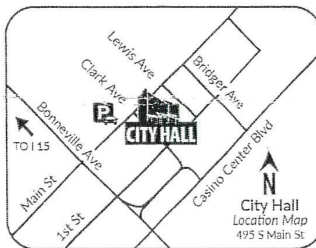
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24-0305

12528710005

CARON JOSEPH N JR & MARILYN C

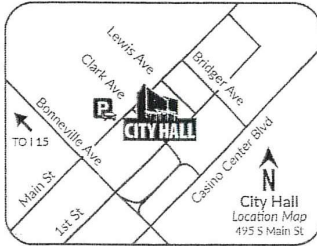
7925 QUILL GORDON AVE

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VAR1 and 24-0305-TMP1**

Planning Commission Meeting of 10/08/2024

24-0305

12528410031

KULCZYK CHRISTOPHER M & LAURIE L

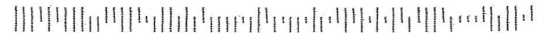
5708 SAVANT CT

LAS VEGAS NV 89149-4902

Item 27 27a - 27d

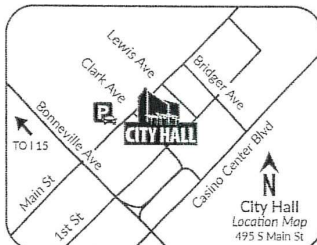
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VAR1 and 24-0305-TMP1**

Planning Commission Meeting of 10/08/2024

24-0305

12528410048

STOWELL FAMILY TRUST

STOWELL LEONARD A & DIAN D TRS

5716 OWL BUTTE CT

LAS VEGAS NV 89149-4903

Item 27a - 27d

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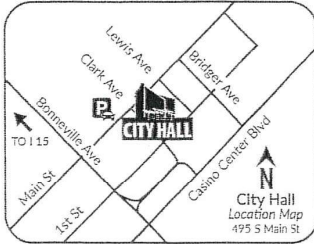
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Planning Commission Meeting of 10/08/2024

33 HREFNP1 89149

At the last meeting when we asked the developer if they would like this where they live not one

said yes. The reviews on Ambt are very negative - Roach infestations, poor management - leaks, non functioning HVAC, lack of landscape upkeep etc.

24-0305

12528817018

MILLER PATRICIA LIVING TRUST

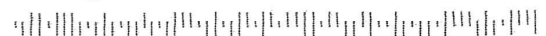
MILLER PATRICIA S TRS

7908 CANLEY AVE

LAS VEGAS NV 89149-5192

Hm27a-2

Please do not approve this project. Thank you.



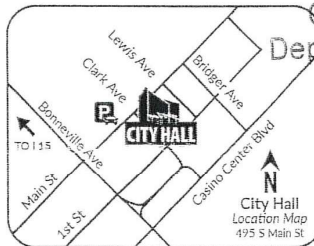
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Planning Commission Meeting of 10/08/2024

1. OPPOSE ALL Rental properties subdivision.

2. 25 Lots is too many

A) Stonewall Estates ADJACENT to this proposal HAS 20 Homes (Lot ave 8,200)

B) Proposed lot size 5,500 sq ft

3. PROPOSAL DOES NOT CONFORM TO THE AREA.

24-0305

12528817007

STRADAL WILLIAM P & CARMEN M

5616 BURDEL ST

LAS VEGAS NV 89149

4. Any properties built on the site should be 1 story single family/owner occupy



Application Information

24-0305 - PUBLIC HEARING - APPLICANT: AMH DEVELOPMENT, LLC - OWNER: PRECEDENT PROPERTIES, LLC AND VERLAINE, LLC - For possible action on the Following Land Use Entitlement project requests on 3.18 acres generally located on the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and 018), Ward 4 (Allen-Palenske).

24-0305-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

X 24-0305-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-CL (SINGLE FAMILY COMPACT-LOT) *Absolutely NOT*

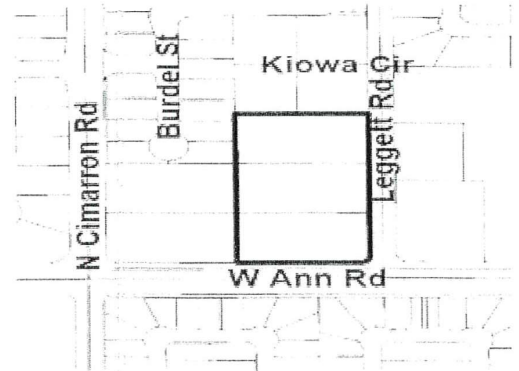
24-0305-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED AND TO ALLOW A NON-STANDARD CUL-DE-SAC TERMINUS ON A PUBLIC STREET WHERE A STANDARD CUL-DE-SAC TERMINUS IS REQUIRED *NO*

24-0305-TMP1 - TENTATIVE MAP - ANN AND LEGGETT - FOR A 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This is a residential area + thus rezoning will drastically change the character of NBHD, and affect our property values. over →

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 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 Amendment 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) 229-6300 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: 10/08/2024
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

Application Information

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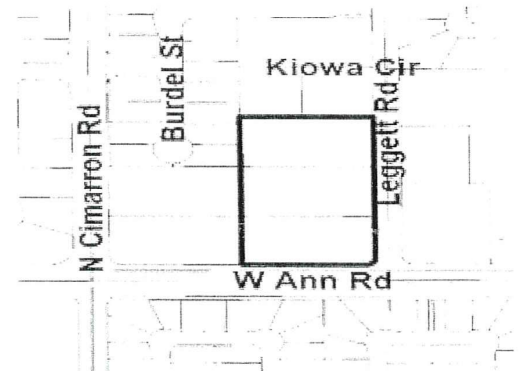
24-0305-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

24-0305-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

24-0305-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED AND TO ALLOW A NON-STANDARD CUL-DE-SAC TERMINUS ON A PUBLIC STREET WHERE A STANDARD CUL-DE-SAC TERMINUS IS REQUIRED

24-0305-TMP1 - TENTATIVE MAP - ANN AND LEGGETT - FOR A 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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Meeting: Planning Commission
Date: 10/08/2024
Time: 6:00 PM
Location: Council Chambers
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Las Vegas, Nevada

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Department of Planning

SEP. 30. 2024 12:52PM

NO. 048 P. 1

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☐ I OPPOSE
this Request

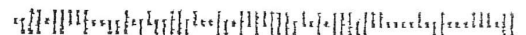
Please use available blank space on card for your comments.

24-0305 and 24-0305-GPA1 and 24-0305-ZON1 and 24-0305-
VAR1 and 24-0305-TMP1

Planning Commission Meeting of 10/08/2024

24-0305
12528818001
ANN ROAD INVESTMENT L L C
5105 S DURANGO DR # 100
LAS VEGAS NV 89113

135 HRCFNP1 89113



Item 27, 27a-27d

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OCT 03 2024

City of Las Vegas
Department of Planning

SEP. 30. 2024 12:52PM

NO. 048 P. 1

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

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Official Notice of Public Hearing



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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0305 and 24-0305-GPA1 and 24-0305-ZON1 and 24-0305-VAR1 and 24-0305-TMP1

Planning Commission Meeting of 10/08/2024

24-0305
12528818001
ANN ROAD INVESTMENT L L C
5105 S DURANGO DR # 100
LAS VEGAS NV 89113

138 HADFP1 85113



Hem 27a-27d

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OCT 08 2024

City of Las Vegas
Department of Planning**October 4, 2024****Re: 24 - 0305 Tiny Lot Rental Development
W. Ann & Leggett Rds**

In one word, NO.

This location is not the spot for this tiny town. This is a very nice neighborhood with a lower amount of crime, relatively speaking, compared to other areas in the 89149 zip code. The neighborhood is full of people that still live here, most retired now, who bought when these homes were just being built in the mid 1990s.

They have invested in this neighborhood, paid taxes on their properties, kept the neighborhood in great shape and have earned the equity that has built up on their homes. This tiny town does not fit in this neighborhood and I do not understand why Las Vegas puts trailer parks across from multi-million dollar homes and this situation is no different.

This tiny town, or as I understand, a possible apartment building will not add anything to the value of the properties here. Renters are not invested in any neighborhood. They are transient and will probably stay a year and leave.

What do they care about the condition of the tiny lots when they leave? But the rest of the homeowners will have to deal with it and with their potentially lower property values.

Right down the block, within walking distance from this empty piece of dirt, is a bar. What could go wrong when you bring in lower income renters?

Well, I'll tell you as I have the opportunity to listen to the traffic late at night hot rodding down Ann Rd like it's the quarter mile funny car track at a speedway. It's not just the people leaving the bar it's the dump trucks, the cement trucks, the crane trucks, the gravel trucks (the double gravel trucks are real fun when they shake the stuff hung on my walls and rattle my shutters as they fly by) Yes, fly. They never do the speed limit.

And you want to put more traffic out on Ann Rd with this tiny town??

It's so busy now that no one tries to make a left turn out onto Ann, it's taking your life in your hands. Twenty-five tiny homes with at least one vehicle each shoe-horned onto that tiny patch of dirt. A more likely scenario are cars parked on the streets of which there is not a lot of here right now. And it's very nice to have clean streets not littered with fast food bags, cups and debris. I've been in other parts of this town, I know what the streets look like.

One real estate ad I saw, and this was a number of years ago, stated that at that time 44 THOUSAND vehicles passed the building on Ann Rd. that was for sale. Every...single...day. 44 THOUSAND. And that was at least five years ago. The NW valley has grown by leaps and bounds, the traffic is one massive snarl some days. We don't need 25 rentals with potentially 25 to 50 more vehicles.

On the NW corner of W Ann Rd & N Durango Dr there was an empty piece of dirt.

Homes of equal (or better) quality as the neighborhood were built there. Homes, where people qualified for a mortgage, live in them for years, raise families, are invested in the neighborhood and take care of the area. If you want to do that on the corner of Ann & Leggett it would be worth considering.

Tiny homes? Renters? Transient population? NO.

One only need look at the apartments/condos and the degree of crime just a couple miles from this proposed site. Due to the incidents of crime one has earned the nickname the Loretto Ghetto, another, the Vue apartments is known as the Crime Condos & Apartments on the Ring Neighborhood app. There are as many as 4 - 5 home invasions and 4 - 5 car thefts any given day just in the NW Valley. Twenty-four vehicles had their windows smashed in one night here in the NW valley. Most in apartment complexes. So no, we do not want any more renters.

BTW: I know these crimes occur because, along with the daily Ring Neighbors reports, a Metro officer told me these facts while he and some other officers were responding to MY 911 call when my own front door was being broken open by some criminal at 9:33am in April 2024.

While I was home by myself.

The renters we have, some not all, are wreaking havoc on the entire NW valley every day and night. Enough!

The idea that the folks at AMH Corporation could potentially apply

for an apartment building is completely outrageous as well. That would also be a hard NO.

These are single family homes and it needs to stay the way it's been for almost 30 years. This piece of dirt is not the only game in town, tell AMH to keep looking. Preferably in an area already filled with renters. Like downtown.

I believe there already was a tiny house village somewhere near downtown but I read it closed up or was moved. I have to ask, WHYYYY???

Does not bode well for AMH's proposed project.

Just a thought but actually we could use a METRO sub-station on this empty piece of dirt. How 'bout that? THAT would help and be good for the ENTIRE NW valley!!

Vote NO on this, it is not the right thing to do to the folks living in this area.

Michael & Cynthia Reigh
Las Vegas NV 89149

Here is a letter based on our stance in regards to this reference # 24-0305

Fax 1-702-382-4803

Fabian and Rhonda Chapple

5611 N. Cimarron Rd Las Vegas NV 89149

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OCT 03 2024

City of Las Vegas
Department of Planning

To whom it may concern AMH

The land behind us is currently zoned for light commercial and we would like it to stay that way.

We do not want apartment style housing in our backyard devaluing our property. In addition to changing the zone for this you are risking additional crime rate in this area with this style of housing that is stacked on top of one another. The traffic of cars and people in this small geographical piece of land. I was at the meeting and AMH proposed long term rentals and said 1 year that is apartment lease time lines. If these were regular homes with regular lots not what you are proposing then maybe we would be on the board. Most of the houses in this area are on larger than normal lots and are mostly owner occupied. Meaning owner pride and upkeep of properties and property values

We have fought the prior proposal of a storage unit where they offered extra items to help the surrounding community such as a 10 ft high surrounding walls and other things limited hours and also planting trees to buffer the sound and add privacy to existing neighbours to ensure the compliance to keeping the neighborhood up. Construction offset to help the offset by 15-20 ft from surrounding walls unlike your proposed build up to the wall period and congest the neighborhood.

You have offered nothing except over crowded housing, no parking and redesigning streets traffic, higher crime lower property values. And the added value of rental property where there will always be a constant overturning of new tenants that won't take care of the proposed properties. Those are facts. And I will add one more item that was concerning no HOA so the upkeep will be whatever AMH tolerates, that is a red flag to say the least.

The meeting basically was AMH was proposing rezoning the proposed property twice to start once to rezone a residential and the second is to put in compact housing no yard and put in access to Ann rd that is already a main thoroughfare so added street congestion

I purchased my property based on the zoning being light commercial/office not apartment styled housing. We are against this proposal 100%.

Thanks for your time Fabian and Rhonda Chapple

5611 N. Cimarron Rd

Las Vegas NV 89149

Item 27, 27a-27d

P

October 1, 2024

City of Las Vegas Planning Commission

Ref: 24-0305

Ann Road & Leggett Parcel

RECEIVED

OCT 03 2024

City of Las Vegas
Department of Planning

Dear Council Members,

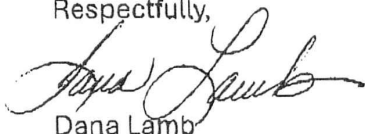
As a long time resident of Las Vegas and a long time homeowner in Painted Desert, I have seen rezoning happen so often, and always to the detriment of existing neighborhoods.

Please don't allow this to happen again at the corner of Ann Road & Leggett. We DO NOT want rentals in our neighborhood. We purchased our homes in this area for the large lots and great location, plus the security and value that comes with ownership. The owner/builder, American Homes 4 Rent, may call these houses, but with no ownership, only renters, these are simply apartments.

I'm once again frustrated by the constant rezoning for which the City of Las Vegas is notorious. Please consider your constituents, our neighborhood's, our families, and our safety and quality of life, and do not grant this zoning change.

Thank you for your time.

Respectfully,



Dana Lamb

7648 Rolling View Drive #201

Las Vegas, NV 89149

Item 27.27a -27d

P

Planning Comments

From: noreply@formstack.com
Sent: Wednesday, September 25, 2024 11:35 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 09/25/24 11:35 AM

Meeting Date: Tuesday, October 8, 2024
Project Number: 24-0305
Position: I OPPOSE the project and all related applications.
Name: Shawna Casey
Residential or Business Address: 7900 Kiowa Cir
Las Vegas, NV 89149

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Department of Planning

Item 21 27a-27c

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Planning Comments

From: noreply@formstack.com
Sent: Wednesday, September 25, 2024 12:03 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 09/25/24 12:03 PM

Meeting Date: Tuesday, October 8, 2024

Project Number: 24-0305

Position: I OPPOSE the project and all related applications.

Name: Awbrei Johnson

Residential or Business Address: 4302 Moonlight Dr
Las Vegas, NV 89110

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Item 27 2h - 27d
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Planning Comments

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Formstack Submission For: Planning App Comments Submitted at 09/25/24 12:50 PM

Meeting Date: Tuesday, October 8, 2024

Project Number: 24-0305

Position: I OPPOSE the project and all related applications.

Name: Trista Olson

Residential or Business Address: 14640 Upper Sandy Road
Ashby, MN 56309

Phone: (320) 293-8373

Email: tolsone@mail@gmail.com

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Department of Planning

Item 27a - 27d
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Planning Comments

From: noreply@formstack.com
Sent: Wednesday, September 25, 2024 8:51 PM
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Formstack Submission For: Planning App Comments Submitted at 09/25/24 8:50 PM

Meeting Date: Tuesday, October 8, 2024

Project Number: 24-0305

Position: I OPPOSE the project and all related applications.

Name: Trista Olson

Residential or Business Address: 14640 Upper Sandy Road
Ashby, MN 56309

Phone: (320) 293-8373

Email: toolsonemail@gmail.com

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Item 27a - 27d

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Department of Planning

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Formstack Submission For: Planning App Comments

Submitted at 09/30/24 2:45 PM

Meeting Date: Tuesday, October 8, 2024

Project Number: 24-0305

Position: I OPPOSE the project and all related applications.

Name: Daneen Murphy

Residential or Business Address: 7861 Blue Charm Ave
Las Vegas, NV 89149

Email: forartneen@gmail.com

Comments:

I STRONGLY OPPOSE the above project at Ann and Leggett. We do not want rental homes in our neighborhood! The area is made up of single-family homes, many of which are resident owners who have been in their homes for decades and have maintained their properties. We are homeowners who have a vested interest in our community. We do not want the traffic and crime that comes with rental homes. AMH (American Homes 4 Rent) is a foreign limited-liability company that owns 59,343 rental homes across the nation, with another 10,000 to be built or bought. (As of 1st quarter 2024.) They care nothing about the existing homeowners.

Item 27 27a-27d

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VACATION & TENT

We the undersigned, OPPOSE the proposed development by applicant: AMH DEVELOPMENT, L PRECEDENT PROPERTIES, LLC & VERLAINE, LLC, regarding the land located on the northwest Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4.
Application numbers include: 24-0305 Public Hearing, 24-0305-GPAI (General Plan Amendment), 24-0305-VARI (Variance), 24-0305-VACI (Vacation of Easements), 24-0305-TMPI (Tentative Map).

	Name	Signature	Address	
1	Tim Murphy	<i>Tim Murphy</i>	7900 Knowlton Cir	702
2	Sherril Wolf	<i>Sherril Wolf</i>	5721 Owl Bath Ct	She
3	Sandy LaFortune	<i>Sandy LaFortune</i>	8029 Canyon Wren Ave	sandy.lafortune@gmail.com
4	Edward Beckley	<i>Edward Beckley</i>	5700 Whale Rock St	postmen518@yahoo.com
5	Dwaine Sharp	<i>Dwaine Sharp</i>	5505 Desert Spring Rd.	dwaine.sharp73@gmail.com
6	Luff Barisic	<i>Luff Barisic</i>	5720 Windy Gorge St	wanwarare123@yahoo.com
7	Harvey Van Gorp	<i>Harvey Van Gorp</i>	5724 Centralia St.	hvvavgorp@yahoo.com
8	Mike Keirsten	<i>Mike Keirsten</i>	9085 W. Hepner Pl	MRSKSNP1@ATT.NET
9	Tim Crowley	<i>Tim Crowley</i>	7900 Conley Ave	akvpc@yahoo.com
10	Patricia Miller	<i>Patricia Miller</i>	7908 Conley Ave	pmiller852@aol.com
11	Tyler Green	<i>Tyler Green</i>	8400 Sawtooth Bluff Ave	tyler-green124@yahoo.com
12	Wendy McCullough	<i>Wendy McCullough</i>	5840 Dr. Ft. Scott St.	mccullough.kennebec@gmail.com
13	Phil Green	<i>Phil Green</i>	5611 N. Lincoln Rd	562 244 3000
14	Sherry L. Lane	<i>Sherry L. Lane</i>	7913 March Branch Ave	arizonadel101@gmail.com
15	Rhonda Whipple	<i>Rhonda Whipple</i>	5011 N. Lincoln Rd	rhonda.whipple@gmail.com

OCT 07 2024







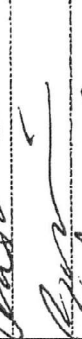
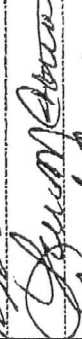

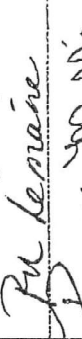





Item 27

City of Las Vegas
Department of Planning

P

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VALUATION & INITIATIVE MAP

We the undersigned, OPPOSE the proposed development by applicant: AMH DEVELOPMENT, LLC - OWNER, PRECEDENT PROPERTIES, LLC & VERLAINE, LLC, regarding the land located on the northwest corner of Ann Rd. & Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4.
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Address	Signature	Phone
Novie Belter		7909 Kiowa Cr. (775) 283-8801
Jennifer Foraman		7910 Kiowa Cir jforaman@msn.com
Carmen Foraman		7910 Kiowa Cir cforaman515@gmail.com
Kathleen Borusrege		8321 W. Fisher Ave. kathylyn6@hotmail.com
TERESA BRIAN		5445 Rose Hills TBR1AN19@gmail.com
Dave Brian		5445 Rose Hills Dbrianeg@gmail.com
Amber Tweedie		8113 Canyon View Ave amber.thegump@gmail.com
Bruce Tweedie		8113 Canyon View Ave bruce2tweedie@gmail.com
LINDA CATTANI		5512 ESCALONIA ST LINDA M. CATTANI @EMAIL.COM
FRED CATTANI		5512 ESCALONIA ST FCINLV@COX.NET
RK LeMare		7901 Partridge Forest Dr RKjunker1@cox.net
Penny Miller		8013 Edward Baker Ave 702-343-7738
DANIEL MURPHY		7861 BLUE CHARM forantneen@gmail.com
Sherry McClure		1709 TINTED MESA CT 702-658-1217
Sarah Woodbright		5660 Alavan Ct. SWOODBRIGHT@gmail.com

PETITION FOR CHANGES IN UPH, ZONING, ETC.

We the undersigned, OPPOSE the proposed development by applicant: AMH DEVELOPMENT, LLC - OWNER, PRECEDENT PROPERTIES, LLC & VERLAINE, LLC, regarding the land located on the northwest corner of Ann Rd. & Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4.

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31	Victor Trujillo	San Jose	7823 Wind Dr. 4 Rd	N/A
32	Ronnie Witzer	La Jolla	7825 Wind Dr. 4 Rd	Ronnie Witzer @ hotmail.com
33	10774	San Jose	7821 Wind Dr. 4 Rd	MAIL@YAHOO.COM
34	Christine Gordon	San Jose	7808 Wind Dr. 4 Rd	N/A
35	John Luyben	San Jose	7523 Feltz Rd. 4 Rd	N/A
36	Dawn Townsend	San Jose	5729 Pebble Rock Dr.	DawnLeeV@gmail.com
37	Erik Townsend	San Jose	5728 Pebble Rock Dr.	ariach85@hotmail.com
38	Mike weatherby	San Jose	5725 Pebble Rock Dr.	weatherbyw's home@gmail.com
39	Robert Barnes	San Jose	7801 Mission Point	rbarnes2440@gmail.com
40	Kathryn Brom	San Jose	5716 Cliff Point	robert.barnes@gmail.com
41	Jacquelyn Fogliere	San Jose	5716 Cliff Point	sunshine13@gmail.com
42	Darlene Halick	San Jose	7845 Mission Pt Ln	N/A
43	Darlene Halick	San Jose	7845 Mission Pt Ln	N/A
44	Patricia Stoddard	San Jose	7824 March Brown	Stoddardpat@yahoo.com
45	Selma & Darlene Halick	San Jose	5601 Desert Creek Way	twouldtransfer@peck.net

Call Tim To pick up
702-371-4669

PETITION FOR CHANGES IN CPA, ZONING, VARIANCE, VALUATION & INITIATIVE MAP

We the undersigned, OPPOSE the proposed development by applicant: AMH DEVELOPMENT, LLC - OWNER, PRECEDENT PROPERTIES, LLC & VERLAINE, LLC, regarding the land located on the northwest corner of Ann Rd. & Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4.
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NAME	ADDRESS	PHONE	EMAIL
Chris Jarick	5709 Ocean Beach Dr.	781-333-1111	kebrinc@protonmail.com
Caroline "Sue" Jarick	5705 Ocean Beach Dr.	781-333-1111	Nanasue53@yahoo.com
Lafayette Foster	8813 Mission Point Ln	781-333-1111	Lafayette Foster 89149
Kirstin Farnen	7877 Mission Point Ln	781-333-1111	LV, NV 89149
Michael Farnen	7844 Mission Point Ln	781-333-1111	KARUSWON@4400.com
Rosa Martinez	5701 Ocean Beach Dr.	781-333-1111	amhdev.com
Rex Sargent	5716 Ocean Beach Dr.	781-333-1111	thehappyhousewife@gmail.com
Vincent Flores	5716 Ocean Beach Dr.	781-333-1111	vincent.flores@gmail.com
Arcelia Rinaldosa	5704 Ocean Beach Dr.	781-333-1111	arcelia.rinaldosa@gmail.com
Grey Vincello	5713 Ocean Beach Dr.	781-333-1111	SVG-5713@MSD.COM
DAVID FORSBY	5717 OCEAN BEACH DR	781-333-1111	DAVIDFORSBY1184@yahoo.com
VELETIA SPEZIALE	5729 OCEAN BEACH DR	781-333-1111	VELETIA.SPEZIALE@AOL.COM
Shirley Vera	5733 ocean beach dr	781-333-1111	S. Vera1500
Brenda Vera	7836 windsurf	781-333-1111	
Carrie Harrah	7833 windport Rd	781-333-1111	Carrie Harrah 781-333-1111

call Tim To pick up
 702-371-4669

PETITION FOR CHANGES IN UPA, ZONING, VARIANCE, VALUATION & IERATIVE MAP

We the undersigned, OPPOSE the proposed development by applicant: AMH DEVELOPMENT, LLC - OWNER, PRECEDENT PROPERTIES, LLC & VERLAINE, LLC, regarding the land located on the northwest corner of Ann Rd. & Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4.

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Name	Address	Phone	Email
APRANCIOES TSITSIKAKIS	5515 35th Skyway	551-555-1111	seigant@att.net
Jonathan Carrera	5429 Red Sun Drive		j33carr@yahoo.com
Cathy Chapple	5244 N. Cinnamon Rd.		
Marilyn Carson	7925 Quill Gable Ave		lynne176@hotmail
Mike Reigh	8112 Deep Stone Dr		mreigh57@gmail
NATE HADGEMAN	7799 Greenlake Way		Friend of the river@gmail
Maryela HESS	7290 Diamond Canyon Ln		maryela.hess@gmail.com
Robert Ali	7280 Diamond Canyon Ln		sa-bm@yohu.com
CARY HENDLON	5038 N. 20th Dr		CHENDLON@GMAIL
VETE EGYSTON	5204 Great Oaks Ct		Yengstroms@aol.com
TIM DELONG	8041 Edward Baker		Tom Delong 517 @ Gmail
GEORGE HANSON	7869 Quill Gable Ave		GB FENC & L & COX.NET
JASON WEBER	8211 W. Hammer Lane		jason@thecheftwepot@gmail.com
Brooke Garrett	8013 Diveman Ave		brookegarrett991@gmail.com
Raynold Baltejar	7909 Kiowa Cir		reynoldbaltejar@gmail.com

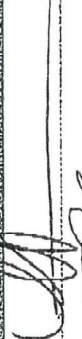












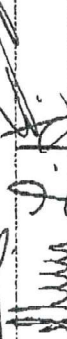

T-021 P0005/0012 F-216

09-30-24 13:16 FROM-Turf Trimmers

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP

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Name	Signature	Address	Mobile #
MICHEL KUTSON		9677 JAMES TOWN WAY	
SUE CABRERA		9677 JAMES TOWN WAY	
Kase Blank		9026 ADONIS BLVD ST.	
James LeMar		85420 ESCALLON A	
Connie Carpineta		5825 Red Gull	
Jon Carpineta		5825 Red Gull St	
NE Rina Mattson		5805 Red Gull St	
TERI MATTSO		5805 Red Gull St	
James Streat		5450 S Bayview NW 89149	
KIMBERLY KERRIMAN		7600 Painted Dunes 89449	
Alaine Robinson		5425 Paper Birch CT 89149	
Kim Chambers		8040 Painted Dunes 89449	
Sherril Hultin		7900 Painted Rock Ln 89149	
Consuelo Dolph		8008 Diversion Ave 89149	
BARBARA MORETON		8213 DIVERSION AVE	89149

PETITION FOR CHANGES TO UPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP


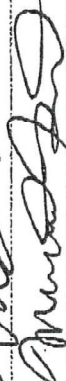


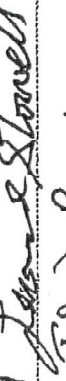





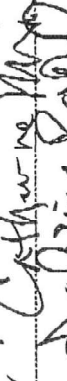




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NAME	NAME	NAME	NAME
Haron Lund	Lynn Lund	1780 Junction Hills way W	WJ 88149 Solene bx.net
TODD RAMPE	MAKEL	5824 GREAT HORIZON	TODD RAMPE@gmail.com
Vanessa Rampe	PTA	5224 Great Horizon Dr.	Vanessarampe@gmail.com
Lynelle Arnesen	Lynelle Arnesen	5213 Brinted Sands Cir	lynellea8@gmail.com
Ron MacAskill	MAKEL	5600 Wily George St	Ronmacaskill@gmail.com
Naron Macaskill	MAKEL	5600 Wily George St	naron@gmail.com
Jeffery Winfree	MAKEL	8012 Wily George St	JTwinfree@yahoo.com
Corinda Winfree	Corinda Winfree	8012 Wily George St	CKwinfree@yahoo.com
Judy L. Davis-Burn	Judy L. Davis-Burn	7620 Valley Green Drive	Judyburn@gmail.com
Elena Gasca	Elena Gasca	8440 W. El Campo Grade	egasca.vegas@yahoo.com
JOHN PERALA	John E. Gorda	8001 EDWARD BAKER AVE	AVE 88149
Maria G. Rodriguez	Maria G. Rodriguez	8325 Diverson Ave.	Lupita.karr@gmail.com
Edgar C. Garcia	Edgar C. Garcia	7921 March breeze Ave	Klover123456@yahoo.com
Tina Butler	Tina Butler	8128 Shad Bush Ave	bruceylove45@yahoo.com
KAY PERALA	Kay E. Gorda	8021 EDWARD BAKER AVE	j.k.perala1962@cox.net

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP

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Name	Signature	Address	Phone
Vincent Gatti		7905 March Brown	702-528-5091
Nichele Gatti		7905 March Brown	
Diana Stowell		5716 Oak Butte Ct	702-655-6685
LEONARD STOWELL		5716 OAK BUTTE CT	702-655-6685
FELICIA BONDREAN		5605 Great Gorge Ct	5mbondrean@gmail.com
Rachel Siuwell-Clark		5704 Silver Belle St	cochelsiuwellclark@gmail.com
Brian Siuwell-Clark		5704 Silver Belle St	siuwellclark@gmail.com
April Barden		180 Astral ave	
Catharine Minor		5430 Brent Outdoors Ct	
Sabrina Roybal		5476 Painted Gorge Dr	
Lyla Lopez		5496 Painted Gorge Dr	Ruby Roybal@gmail.com
Cecilia DelNagro		8005 Canyon Wren Ave.	cdelnagro@aol.com
Mary Del Nagro		8005 Canyon Wren Ave.	Marydelnagro@gmail.com
Tessa Wilhelm		5609 Great Gorge Ct.	w.tess@vaia.com
William Braden		7801 Asmar Ave	WHSKAY9@GMAIL.COM

PETITION FOR CHANGES TO UPA, ZONING, VARIANCE, VARIATION & EASEMENTS

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Name	Address	Contact Info
Carlos Hernao	8304 Ashburn Ave	CarlosHernao89@gmail.com
Melroy Zito	8109 Galters Oasis Dr	mailorzyzito8@gmail.com
Donna Gryczkowski	5717 Whale Rock St	donna.g@ced-net
KOURTNEY WHEEL	8304 Ashburn Ave	ladykayk31@gmail.com
Frances Mitchell	7829 Bluechurn Ave	frannakirkwell@gmail.com
SHANE SCOTT	8020 WISLEY SAGE WAY	ShaneEScott@gmail.com
Stacey Entrop	5524 Red Sun Dr 89149	sentrop@icloud.com
Janet Meyer	5733 Heatherwood St	jeminnn@yahoo.com
Teresa Sheppard	5705 Silver Belle St	TSHEPPARD00@gmail.com
Barbara Mably	8309 Ashburn Ave 89149	barblyn13@yahoo.com
Dana Lamb	7648 Rolling View Dr #201 89149	dana-bamb@hotmail.com
George HETTER	7888 ASPEN WAY 89149	COMCLTMS@aol.com
Scott MacLeod	5709 Sargent Ct 89149	s.macleod@yahoo.com
Andrew Fong	5709 Sargent Ct 89149	proppolape@hotmail.com
Joe Ortega	5708 Silver Belle St	JORTEGA@yahoo.com

T-021 P0009/0012 F-216

09-30-24 13:17 FROM-Turf Trimmers

RELIUM FOR LARGES IN URM, SUMMER, WINTER AND SPRING







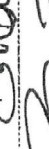






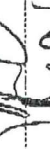

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Name	Address	City	State	Zip	Phone	E-mail
Nathalie Medrano	7948 March Brown Ave	7948 March Brown Ave				nathalie.medrano.98@gmail.com
Hana Tentarug	7948 March Brown Ave	7948 March Brown Ave				reachhmt@gmail.com
Judith Grinnale	8009 Canyon Wren Ave.	8009 Canyon Wren Ave.				heyjudith23@aol.com
Andy Price	7456 Blue Chasen Ave	7456 Blue Chasen Ave				mr.andyprice@gmail.com
Robert Bowley	8009 Edward Behen	8009 Edward Behen				bowlespub@aol.com
KATHRYN PARSONS	1520 Orange Dr	1520 Orange Dr				kathyin8914@gmail.com
Kathy Kulas	5301 Great Horizon Dr	5301 Great Horizon Dr				onyxllckak@gmail.com
Vernice Grosman	8209 Cedar Mesa Ave	8209 Cedar Mesa Ave				vernicek@earthlink.net
Paula C. G.	8209 " "	8209 " "				rcroghan@earthlink.net
Rosey Cedar	5725 Starlit Ct	5725 Starlit Ct				ibusy400@att.net
Trish Luoma	5125 Savant Ct.	5125 Savant Ct.				trishluoma@yahoo.com
Kelley Dryden	5612 Bottom Bay Wy	5612 Bottom Bay Wy				kelleyb@lockzic@gmail.com
Shawn Hamilt	8012 Bolton Bay Way	8012 Bolton Bay Way				shawnh0720@gmail.com
Joseph Caran	7921 Quill Garden Ave	7921 Quill Garden Ave				josephcaran84@gmail.com
APRIL CARAN	7824 March Brown Pkwy	7824 March Brown Pkwy				sunshinenvgo@aol.com

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP

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Name	Signature	Address	Email Address
Joseph Garin		5821 Red Oak Street 94149 W/PAID	LASVAGUE@yahoo.com
Anna Zloticka		5725 Heatherwood St LWN 94149	anna.zloticka@gmail.com
Jim Small		8713 Kingship Ct. LWNV	JimKing2@cox.net
Gary Harper		5736 White Rock St.	goharp45@gmail.com
Anthony Massaro		5225 Hawthorn St.	adamkmc42773@gmail.com
Maria Miranda		5717 Pebble Rock Dr	themi.ramada@gmail.com
Bonnie BAKER		9045 W Rosada Way 94149	benjaminbakke@gmail.com
Tawny BAKER		9045 W Rosada Way 94149	stretcher@gmail.com
Gustav Keadle		8225 Cedarhurst Ave	jkeadle@aol.com
Sheri Fernandez		8201 Shadburn Ave	Ozah143@msn.com
Arloa Reston		8120 Piverton Ave LWNV	ARLOA14@GMAIL.COM
Dwight Brooks		8120 Piverton Ave	austin@austinbrooks.com
D.M. Navy		5324 Leggett Ave	dilanvega@gmail.com
Chris Gilliland		5436 Rose Hills St.	cgilliland70@yahoo.com
Shannon Gilliland		5436 Rose Hills St	dilandjosh@yahoo.com

REVENUE FOR AMVETS IS UP, TURNING, VETERANS, VALUING & ERMING TAP

WE the undersigned, OPPOSE the proposed development by applicant: AMH DEVELOPMENT, LLC - OWNER, PRECEDENT PROPERTIES, LLC & VERLAINE, LLC, regarding the land located on the northwest corner of Ann Rd. & Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4.

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NAME	ADDRESS	PHONE	EMAIL
SHADEH GILLIAM	5452 Big Sky Ln	582-3654	SHADEHC@COC.NET
JAMES STORM	5317 Great Horizon	531-7	CATHYSTIM1@GMAIL.COM
CATHLEEN STORM	5317 GREAT HORIZON	8120	MATR@SE.CLOUD@ICLOUD.COM
MATTHEW MANEIRO	8120 Wispy Sage Way	8120	THOMAS@702@GMAIL.COM
ARMY MANEIRO	8120 Wispy Sage Way	5121	
DARLEEN N. BROWN	5121 CENTRALIA ST.	5721	
VICKI L. BROWN	5721 CENTRALIA ST.	8009	IZUMI@TOL-DAOL.COM
IZUMI BOWLES	8009 Edward Baker Ave.	8009	ANGELINA@BOWLES@AOL.COM
ANGELINA BOWLES	8009 Edward Baker Ave.	5524	HEIDI.K.WICHIE@GMAIL.COM
HEIDI WICHIE	5524 Red Sun Dr	9445	STANOW@A-THICE@MSN.COM
JANOW WITTHOE	9445 W. E. Lampi Grande	9445	
KENT WALLACE	9445 W. E. Lampi Grande	9445	

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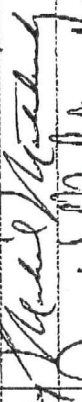









T-021

Turf Trimmers

09-30-24 13:18 FROM-

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP

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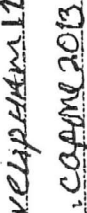
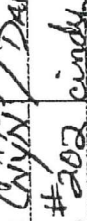
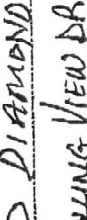
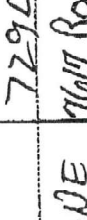

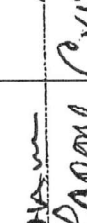
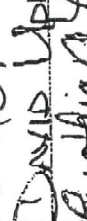
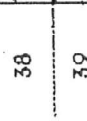

No.	Name	Signature	Address	Email Address
46	Kennedy Emerald		5455 Stacy Mountain Rd. #202	kbyrd@cox.net
47	Allen Loureiro		7614 Sudon Ct	allenloureiro@gmail.com
48	TUDU PITHI		5497 Painted Mirages Rd	sucillo@gmail.com
49	Vince Gaoth		5516 Whiteleaf Ct	vparthi@gmail.com
50	Haley Nguyen		5205 Carol Glen Ct LV, NV	hallynguyen6@gmail.com
51	Matthew Aldridge		5204 Painted Suds Cir LV, NV	mpaldridge@yahoo.com
52	Taren Hunt		5205 Carol Glen Ct LV, NV	hunts769@hotmail.com
53	Michael Marchinsky		5212 Carol Glen Ct LV, NV	dansenr44444@gmail.com
54	Denise Marchinsky		5212 Carol Glen Ct LV, NV	dansenr44444@gmail.com
55	Chaqueleigh (Chaqueleigh) Marchinsky		5212 Carol Glen Ct LV, NV	dansenr44444@gmail.com
56	MICHAEL NATHO		7628 SUDAN CT	adresma@usa.com
57	Gloria Palmer		7453 Desert Flame Ct	gstar768@yahoo.com
58	Ella Belling		7637 Rolling View	greenvillas@aol.com
59	Gary Scha		8101 GOLFERS OASIS	SCHERR@cox.net
60	Susan Scherr		8101 GOLFERS OASIS Dr.	SCHERR@cox.net

Call Tim 371-4669 To Pick Up

PETITION FOR CHANGES TO UFM, LUNING, BAKING, SALT, AND OTHER

We the undersigned, OPPOSE the proposed development by applicant: AMH DEVELOPMENT, LLC - OWNER, PRECEDENT PROPERTIES, LLC & VERLAINE, LLC, regarding the land located on the northwest corner of Ann Rd. & Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4.

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31	Daniel Cruz		5412 Harmony green dr #101	chrazo@car.net
32	AK Lemaire		2901 Painted Sunset	erjaki@car.net
33	Mark Giuliano		5445 Shay Mountain Pl, #101	mdgiuliano@hotmail.com
34	Allison Chantous		5452 Desert Spring Rd.	mustangally34@gmail.com
35	Jerry Pierce		5452 Desert Spring Rd	jup8554@gmail.com
36	DONNA S. NIEMAN		8105 GOLFERS DR ASIS DR	donna@spaulding.net
37	Carol Richardson		7765 Arroyo Palomar	greenrichardson@gmail.com
38	David Upshaw		7290 DIAMOND CRYN	DAVIDUPSHAW12@gmail.com
39	Cynthia Capone		WALT ROLLING VIEW DR #202	cindy.capone2013@gmail.com
40	Sade Greco		7231 Indian Creek	grecojideat@gmail.com
41				
42				
43				
44				
45				

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP

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Number	Name	Signature	Address	Phone
46	Michelle Flater	Michelle Flater	8124 W Hammer Ln, LVNV 89149	myflater@yahoo.com 702-437-5559
47	William Stradal	William Stradal	5616 Burdell St, LVNV 89149	bstradal@aol.com
48	Carmen Stradal	Carmen Stradal	5616 Burdell St, LVNV 89149	cmstradal@aol.com
49				
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PETITION FOR CHANGES TO UPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP

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Number	Name	Address	City	State	Zip
31	S. DREHER	5425 Red Sun Dr	N/A		
32	R. HUBER	7776 Painted Sunset Dr			
33	MARCUS COOPER	53216 Great Horizon Dr	ndc-mdc@earthlink.net		
34	Nora D. Cooper	5321 Great Horizon Dr.	norad.cooper@gmail.com		
35	Deborah Josephson	5220 Sandy Cactus Ln			
36	Elizabeth Evans	4970 Black Bear #104 LV, NV			
37	Bruna Nardi	7620 Rolling View Dr	brunad@att.net		
38	Frank Nardi	7620 Rolling View Dr	franknardi@att.net		
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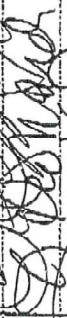





T-025 P0002/0005 F-220

10-07-24 09:29 FROM- Turf Trimmers

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP

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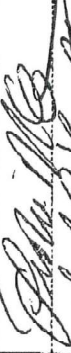




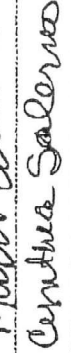








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	Name	Signature	Address	Email Address
46	Dale Wood		8116 Deep Stone	dwood 6190@gmail.com
47	Parvise Parker		5844 N. 4th Street	
48	Adam P. Zito		8109 Golfers Oasis Dr.	Adam.Zito@gmail.com
49	Darlene Hoffman		5170 W. Montecito Way	
50	Angela S. Langhorne		5512 Royal Vista Ln 89144	langalange05@aol.com
51	Lyle Talkerist		5505 Painted Lakes way	lyle.talkerist@icloud.com
52	Michelle Rousos		5124 N. Cimarron Rd	scourtlet61@hotmail.com
53	George Rousos		5124 N. Cimarron Rd	M-tet1@hotmail.com
54	Lloyd Eggstad		5600 Rainbow Springs Ct	LloydEggstad@gmail.com
55	Kim DiNardi		5632 Dawnbreak Dr	dinardi@yahoo.com
56	Dawn Kleen		8000 Golfers Oasis Dr.	jorykrien@aol.com
57	Damian Curran		8009 Canyon View Ave	damian@curran.com
58	JOHN EVELY		8116 W. 5th Street Way	
59	KATHLEEN EVELY		"	kevelly@aol.com
60	Dan Kruse		5830 N. Riley St	nkruse27@gmail.com

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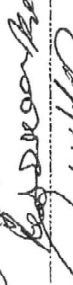










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	Name	Signature	Address	Mail Address
46	Isaac Windhorst		8308 Cedar Mesa Ave	Isaac Windhorst@yahoo.com
47	Leslie McAnnon		8308 Cedar Mesa Ave	lmgannon@yahoo.com
48	Michael Hamilton		5832 Red Gull St	michael.hamilton66@yahoo.com
49	Juliet Hamilton		5832 Red Gull St	"
50	Ed Miranda		5717 Pebble Rock Dr.	Thomrandtkun@yahoo.com
51	Angela Gilchrist		8028 Divernon Ave	Angelarene36@gmail.com
52	Maria Cirincione		8009 Canyon Wien Ave	mailacirincione@icloud.com
53	CYNTHIA SACERNO		7744 PAINTED SUNSET DR.	1054CS@QUAK.COM
54	Danielle Elder		7860 Quill Gordon Ave	Denise.melder@gmail.com
55	Lisa Rose		8016 Edwens Barber Ave	lisarose@comcast.net
56	Mah Selby		8017 Divernon Ave	Mahselby@comcast.net
57	Donna Kause		5830 N. Riley St	dkause1@gmail.com
58	Julie Wagner		5660 Alavan (Terry)	Julieocanner@comcast.net
59	RAY PYLE		5708 JANEU DR	ray.pyle@comcast.net
60	Randell Perkins		8124 W. Hammer Ln.	perkass@yahoo.com

PETITION FOR CHANGES TO GPA, ZONING, VARIANCE, VACATION & TENTATIVE MAP

We the undersigned, OPPOSE the proposed development by applicant: AMH DEVELOPMENT, LLC - OWNER, PRECEDENT PROPERTIES, LLC & VERLAINE, LLC, regarding the land located on the northwest corner of Ann Rd. & Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4.

Application numbers include: 24-0305-Public Hearing, 24-0305-GPAI (General Plan Amendment), 24-0305-ZON1 (Rezoning), 24-0305-VARI (Variance), 24-0305-VAC1 (Vacation of Easements), 24-0305-TMP1 (Tentative Map).

	Name	Signature	Address	Email Address
46	Melissa Pipersburg		7916 March Boulevard, Suite 89149	Cynda.danvers@gmail.com
47	Brock Kerde		8225 Cedar Mesa Ave, 89149	brock@nigelorking.com
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49	Brian Phillips		5425 Painted Sunrise Dr.	BREULL@Gmail.com
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54	Ronald Stalhin		8322 Reeves Cir.	rjstalhin@gmail.com
55	Lori Medley		5733 Centralist	Lori_Medley@yahoo.com
56	Victor Torres		5321 N. LISALANE, 89149	VBUGMAN@GMAIL.COM
57	Kandee Keller		5824 Red Gull St, LV 89149	Kandee00@hotmail.com
58	KIM WELBAUM		5917 Sunrise Forest, 89149	KIMWELBAUM@Cox.net
59	Michael Nolan		5849 DREAM BOAT, LV 89149	Bismilke@ymail.com
60	Lindy Nichols		5620 Desert Creek 89149	LINDY522@yahoo.com

24-0305

The application from AMH Corporation also known as American Homes 4 Rent includes 25 rental homes up to 35 ft. high on compact lots at Ann Rd. and Leggett. The existing OP property is 3 acres adjoining RE property and would be divided into 3,000 and 4,000 sq. ft. lots. There are HOMES in the area larger than that. This type of development doesn't fit into the existing Master Plan, adds nothing to our community and would have a detrimental effect on our property values. It belongs in an area where like development exists.

If you want to know about the integrity of AMH you can check the Better Business Bureau. They have a multitude of complaints and reminds you of another company currently being sued by the FEDS.

AMH admitted they currently don't have the financing to build the project and may sell to another developer if the City Council granted them the zoning and master plan changes they're seeking.

If the City Council approves these changes and AMH flipped the property to another developer, we could be back in here later opposing apartments on those same 3 acres. Another bait and switch.

A Master Plan is a promise to the residents of a community as to what can be built there in the future

The Final Keeper of that promise is our City Council

Submitted at Planning Commission

Date 10/08/24 Items 27a-27d
By Timothy Murphy