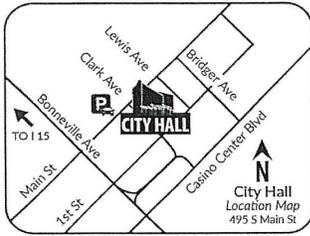


City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0668 and 24-0668-VAR1

Planning Commission Meeting of **03/11/2025**

24-0668

13701312020

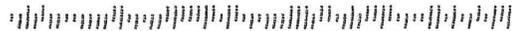
COLBY FAMILY REVOCABLE LIVING TR
COLBY DAVID WESTWOOD & DOROTHY
BLACKBURN TRS

4314 GASPARVILLE ST

LAS VEGAS NV 89129-3227

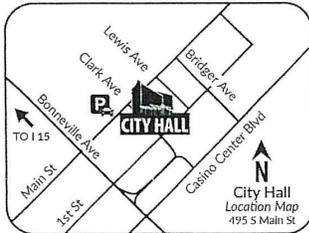
*Item 26c
P*

891293227 0099



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Submitted after final agenda
Items 26a-26d

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I SUPPORT
this Request

I OPPOSE
this Request

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24-0668 and 24-0668-VAR1

Planning Commission Meeting of **03/11/2025**

24-0668

13701713009

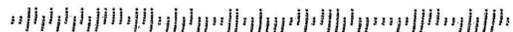
NANIE & EVANGELINE FAMILY TRUST
TUPAS NANIE IGNACIO & EVANGELINE
CAMBAY TRS

4209 TERRAPIN MOUNTAIN DR

LAS VEGAS NV 89129

*Item 26c
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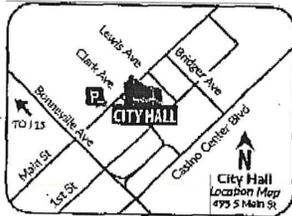
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I SUPPORT
this Request

I OPPOSE
this Request

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24-0668 and 24-0668-VARI

Planning Commission Meeting of 03/11/2025

MAR 10 2025

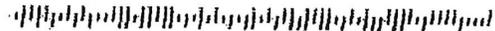
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Please Do
Not allow this
project to go through.
Very Selfish to block
views. Selfish project. \$\$\$

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

0312933504 0092

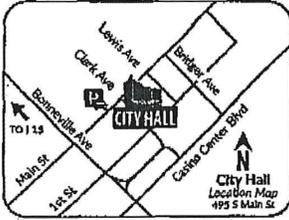


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24-0668
13701414166
SMITH FAMILY TRUST
SMITH ANTHONY D & KELLI D TRS
53 NORTSHORE DR
THOMPSON FALLS MT 59873

I SUPPORT
this Request

I OPPOSE
this Request

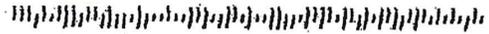
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24-0668 and 24-0668-VAR1

Planning Commission Meeting of 03/11/2025

Items 26cc
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5987389434 HC60



Heavenly
3/11/25

10539 Beckett
Las Vegas, NV
89126

TO: Francis Allen Palenske

RE: Project 24-0668, 24-0668-Zon1, 24-0668-MOD1, 24-0668-SDR1

I am writing to formally express my objections to the proposed development project number 24-0668. I am a neighbor living adjacent to the development site, and I have significant concerns regarding both the development itself and its potential impact on the well-being and amenity of the surrounding area, including my own home and those of other residents. I have outlined these concerns in detail in this objection letter

Incompatibility with the purpose of the current Zone

- 24-0668aZON1 FROM: U (UNDERDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) General plan designation] TO: PD (planned development) I am against this change.

The Changes in the Zone poses a significant risk to the peace, safety, and well-being of our residential area. Granting a permit for such a project in this location would undermine the very purpose of the Zone, which is to protect nearby sensitive land uses.

24-0668-MOD1 I am against amending 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

I am against a three story, 282-unit apartment development.

Sky View

The proposed three-story, 285 unit apartment development will be higher than other buildings in the area. This will negatively impact the view/skyline of the community.

Traffic and Congestion

Reliance on taxis and vehicles

The nature of the project suggests to me a substantial dependence on taxi services. Should taxis/rideshare cater to a mere 10% of the residence's projected as residents we would be looking at an influx of taxis concentrated in a confined area. Even assuming sharing at half this number, it would lead to significant congestion, critically compromising both the amenity and safety of North Cliff Shadow Parkway with a significant volume of idling vehicles.

Reliance on rideshare

I foresee that the proliferation of rideshare vehicles in the area could pose both safety hazards and aesthetic challenges to the streetscape, warranting serious consideration in the planning process.

1/2

Conclusion

In conclusion, although I understand the need for development and progress, it should not compromise neighborhood amenities or jeopardize safety, wellbeing, and heritage. The proposed development, as it stands, does not fit its spatial context and should not be endorsed.

I am confident that Las Vegas Planning Commission and City Council will consider this objection and make a well-informed decision, prioritizing the concerns of immediate residents and the broader community.

Sincerely,



Jean E. Forsberg, MD

10539 Beckaville Ave, Las Vegas, NV 89129

2/2

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To Whom It May Concern,

I am writing on behalf of the residents of Lone Mountain Estates to express our deep concern and frustration regarding the recent actions taken by the city concerning the proposed affordable senior housing development at Hickam Ave and Jordanville St (Project No. 24-0668). It has come to our attention that the city has issued a bid for this project before conducting the official rezoning meeting, before providing adequate public notification, and before consulting the residents who will be directly impacted. The bid details can be found at the following link:

[Bid Proposal for Project No. 24-0668](#)

1. Our Community Was Not Given a Voice

Lone Mountain is more than just a neighborhood it is a home to families, seniors, and individuals who have built their lives here. Many of us have lived here for decades, watching our children grow, forging deep connections with our neighbors, and investing not just financially, but emotionally, in this community.

And yet, without warning, without even the courtesy of meaningful discussion, a decision was made for us, but not with us.

- Why was a bid issued before the land underwent the necessary rezoning procedures?
- Why were the residents, the very people this decision affects, not consulted before determining the proposed use of this land?
- Why did the city move forward with selecting a developer without first ensuring the project aligns with community needs and zoning regulations?

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Issuing a bid before any public hearings effectively predetermined the land's use, disregarding the voices of those who have spent years, some, a lifetime calling this place home.

2. The Law Exists to Protect the People. Was It Followed?

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Nevada law mandates that public input must be sought before major land use changes.

- NRS 278.210 states that a public hearing must be held before adopting or amending a master plan, with a minimum 10-day notice period.
- NRS 278.220 requires another public hearing before any governing body adopts a master plan.
- NRS 278.260 ensures that zoning regulations align with the master plan and are subject to adequate public notice.

By issuing a bid before fulfilling these legal obligations, the city may have acted prematurely, raising serious concerns about whether due process and proper public engagement protocols were followed at all.

3. Why the Rush? Who Benefits?

We acknowledge that the city provided only 11 days notice before the February 11th planning meeting, barely one day more than the absolute legal minimum. It felt as though this project was being fast-tracked with the hope that residents wouldn't have enough time to mobilize, ask questions, or raise concerns.

Thanks to our efforts, the meeting was postponed to March 11th, but this only reinforces our unease.

- Why was the meeting delayed?
- What factors contributed to this decision?

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- What additional steps is the city taking to ensure transparency moving forward?

We have asked for transparency regarding why the meeting was delayed and have yet to receive any response or explanation from city officials. This lack of communication only fuels concerns that the decision-making process is not being handled in a transparent manner.

Why was this project pushed forward so quickly? Who truly benefits from this rush to build?

We understand the need for senior housing, and we respect the mission to create spaces for older adults to live safely and affordably. But not like this.

4. The Lone Mountain Community is Asking for a Seat at the Table

We are not opposing senior housing. We are opposing a flawed and unfair process that has ignored the very people who live here.

Before proceeding further, we are asking the city to pause the bidding process until:

1. A full and meaningful public consultation is conducted regarding the proposed land use.
2. A transparent rezoning process occurs, incorporating community feedback.
3. Independent impact studies are completed and made publicly available.

This is not about politics. This is about people.

- The parents who saved for decades to build a home in a safe, well-planned neighborhood.

- The seniors who already live here and are concerned about how this development will impact their quality of life.
- The families who are worried about safety, emergency evacuation risks, and overwhelming traffic congestion on roads that were never meant to handle such density.

We do not want to fight our own city for the right to be heard. We simply ask for fairness.

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5. Let's Work Together on a Real Solution

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We support responsible, well-planned development. We support a city that listens to its residents. And we support a government that acts in the best interest of the people—not in the interest of rushed contracts, developer bids, and deals made without proper oversight.

We urge you to stand with us, not against us. Work with us to ensure this development is truly beneficial, not just for a project on paper, but for the real people who will be affected by it every single day.

We look forward to your immediate response and a renewed commitment to transparency, public trust, and fair governance.

Sincerely,

Brandy Muses

bmuses11@gmail.com

Resident, Lone Mountain Estates

Planning Comments

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To: Planning Comments
Subject: Planning Application Comments Form

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Meeting Date:	Tuesday, March 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Amber Curl
Residential or Business Address:	9520 Range Crest Ave Las Vegas, NV 89149
Email:	ancurl08@gmail.com
Comments:	Please respect the residents in this area and take this development elsewhere.

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

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Planning Comments

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Meeting Date: Tuesday, March 11, 2025

Project Number: 24-0668

Position: I OPPOSE the project and all related applications.

Name: Robert Shaw

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

Phone: 17024960745

Email: cupfan61@gmail.com

Comments: I vehemently oppose the rezoning, modification and site development request for the proposed Senior citizen apartments.
Thank you,
Robert Shaw

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Planning Comments

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City of Las Vegas

Meeting Date: Tuesday, March 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: 17026047365

Email: angelaholland7@gmail.com

Comments: I vehemently oppose the following:

24-0668 Rezoning

24-0668 Major Modufication to amend Lone Mountain West Madter Development Plan to hange land use designation from public facilities to multi family medium residential.

24-0668 site development plan review for proposed 3 story senior citizen apartments.

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Submitted at 03/04/25 4:23 PM

Meeting Date:	Tuesday, March 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:	mpepper29@yahoo.com

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Comments:

I and most of my neighbors are against this proposed land use zoning change. The Lone Mountain West Master Plan, a document prepared in 1999 got it right when the authors reserved land for public use.. The committee at the time planned for eventual city expansion, but reserved space for parks, libraries, and general public use facilities. This particular land would not make a good space for seniors crammed in with limited facilities and access. It will bring property values down, create massive congestion, and take away the few remaining parcels of land for public use. In addition, the city is selling the land for \$100 an acre to an unscrupulous developer that has numerous litigation cases against him and his

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P

companies. We as neighbors implore the city to utilize this land for better purposes. Thank you for your time, we will be attending the zoning meeting and requesting the city to vote NO on this.

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Submitted at 03/04/25 5:51 PM

Meeting Date:	Tuesday, March 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	TYLER GREENAN
Residential or Business Address:	10455 Cook Bluff Ave Las Vegas, NV, NV 89129
Phone:	17022343217
Email:	tgreenan@breslinbuilders.com

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Formstack Submission For: Planning App Comments
Submitted at 03/04/25 8:56 PM

Meeting Date:	Tuesday, March 11, 2025
Project Number:	#24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Vincent Loving
Residential or Business Address:	7357 Merimack Oaks St LAS VEGAS, NV 89166
Phone:	17753764233
Email:	vince.loving@gmail.com
Comments:	Approving this will destroy a rural preservation area. Taking away an area marked for public recreation is a plan the will eventually destroy our way of life and property values as we look more and more trashy and paved over like Los Angeles. WE DON'T WANT LAS VEGAS TO BECOME LIKE LA!

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Submitted at 03/05/25 7:44 AM

Meeting Date:	Tuesday, March 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
Phone:	(858) 792-5064
Email:	virgil98765@yahoo.com

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Comments: 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.

Here are some additional points for consideration by the CITY before making their

Items 26a-26d
P

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.

Please have professional courtesy to reply to ALL these concerns.

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)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. 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. 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 response? Near by stores are over two miles away. NO COMMON SENSE here folks. NONE."

-see more below.

(1BBB) has developer/project managing company 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.

I live right across the street from the proposed project. There are many issues with this construction project. I hope your meetings can address these concerns with all City Council members, including the proposed building with written, under penalty of perjury responses to the follow concerns:

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?

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.). 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 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)

17- How long will the community be subjected to the noise, emissions, trucks, construction activity? When will construction being, when will it end ? How many trucks will be used, when will they be traveling down the residential community roads? What is their emission factor? What are the components and chemical composition of their emissions? What are concentration levels of these emissions? How long will they be idling their engines? How many construction vehicles will be used? What is the schedule for all construction traffic? Who will be driving the trucks? What are the personnel records for all construction related drivers? 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 in order to take all of our health, safety, and environmental considerations into consideration and make all these changes to proposed project if the City decides to move forward. .

If you have any questions please let me know.

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Sent: Wednesday, March 5, 2025 10:18 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 03/05/25 10:18 AM

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MAR 05 2025
Dept of Planning
City of Las Vegas

Meeting Date: Tuesday, March 11, 2025

Project Number: 24-0668

Position: I OPPOSE the project and all related applications.

Name: William Kremer

Residential or Business Address: 5138 N. Pioneer Way
Las Vegas, NV 89149

Phone: 18315666407

Email: william.kremer@baymoon.com

Comments: This project is illegal and I do not support it and frankly it should not even be discussed because it is illegal.

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Formstack Submission For: Planning App Comments
Submitted at 03/05/25 2:44 PM

Meeting Date:	Tuesday, March 11, 2025
Project Number:	24-0668
Position:	I OPPOSE the project and all related applications.
Name:	Jean Forsberg
Residential or Business Address:	10539 Beckaville Ave. Las Vegas, NV 73162
Phone:	(580) 821-0757
Email:	jean898989@hotmail.com
Comments:	I am against project 20 40668 and 20 40668 – VAR1.

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Formstack Submission For: Contact the City

Submitted at 02/11/25 4:20 PM

Who to contact?: Planning & Zoning

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FEB 13 2025

Dept of Planning
City of Las Vegas

Dear City Planning Committee Members,

I am writing to formally express my opposition to the proposed change in classification of the Lone Mountain Vistas lot to low-income housing. While I recognize the importance of providing affordable housing to our community, I believe this change presents several significant concerns that could negatively impact the surrounding area and its residents.

Comments:

Lone Mountain Vistas is currently located in an area that is characterized by its residential and recreational appeal. The addition of a large-scale low-income housing development in this location could lead to increased traffic congestion, strain on local resources, and potential safety concerns. The infrastructure in the area is not equipped to handle a significant rise in population density, and I fear this change would disrupt the quality of life for those who currently live in the neighborhood.

Additionally, the proposed development may affect the scenic views and natural beauty that make Lone Mountain Vistas a desirable place for residents and visitors alike. The development of high-density housing could diminish the peaceful, suburban environment that has been cultivated in the area.

While it is crucial to address the need for affordable housing, I believe the decision to reclassify the Lone Mountain Vistas lot should be re-evaluated. I encourage the city planning committee to explore alternative locations that are better suited for such a development, where it will have less impact on the existing community and the environment.

Thank you for your time and consideration. I respectfully ask that the committee reconsider this proposal and take into account the concerns of those who call this area home.

Items 26a-26d
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**Are you a member
of a neighborhood
association?:**

Yes

**Name of
Association:**

Lone Mountain Vistas

Email:

briangreen28@gmail.com



Formstack Submission For: Contact the City

Submitted at 02/18/25 7:44 AM

Who to contact?: Planning & Zoning

Your name: Brandy Muses

Subject: Urgent Request for Review and Transparency – Rezoning & Senior Housing Development (Project No. 24-0668)

Dear Zoning Commission,

On behalf of Lone Mountain Estates residents, I urge you to review the proposed rezoning and development of a 282-unit affordable senior housing project at Hickam Ave and Jordanville St (Project No. 24-0668). While we support affordable senior housing, this project lacks transparency, public input, and proper infrastructure planning.

Lack of Public Consultation & Transparency

- A developer bid was issued before a rezoning meeting or community input.
- The city scheduled a public hearing with only 11 days' notice—barely above the legal minimum.
- After community pushback, the meeting was delayed to March 11, but no explanation was given.

These actions raise serious due process concerns and suggest a lack of transparency.

This Location is Unfit for Senior Housing

- No walkability or public transit: The walkability score is 1/100, with no nearby grocery stores, hospitals, or senior services.
- Severe winds (up to 74 mph) create structural and safety concerns.
- Traffic & evacuation risks: The only public access road is a congested two-lane street. In an emergency, gridlock could

Comments:

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make evacuation impossible.

- Infrastructure strain: There is inadequate parking, increased emergency response demand, and no proper utility impact study.

Our Requests

We urge your office to:

1. Investigate why a bid was issued before public consultation and rezoning.
2. Ensure transparency in the decision-making process.
3. Mandate full impact studies on infrastructure, emergency response, and senior accessibility.
4. Reassess whether this location is truly suitable for senior housing.

We support responsible senior housing, but not at the expense of public safety and proper planning. We appreciate your leadership in ensuring transparency and smart development.

Sincerely,
Brandy Muses
bmuses11@gmail.com
Resident, Lone Mountain Estates

Are you a member of a neighborhood association?:	Yes	RECEIVED FEB 18 2025 Dept of Planning City of Las Vegas
Name of Association:	Lone mountain Vistas	
Phone:	(408) 717-2518	
Email:	bnmuses@yahoo.com	

Planning Comments

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning App Comments
Submitted at 03/03/25 12:17 PM

Meeting Date:	Tuesday, March 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: Dear Members of the Zoning Commission,

I am writing to formally express strong opposition to the proposed rezoning and 282-unit, three-story senior housing development at Hickam Ave & Jordanville St (Project No. 24-0668). This project has been pushed forward without transparency, without necessary impact studies, and without consideration for the needs of the existing and future senior residents.

Lack of Services for Seniors – This Location is Inappropriate

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This project is being marketed as affordable senior housing, yet it does not meet the most basic requirements for a livable, accessible senior community.

- The walkability score of this area is 1 out of 100, meaning seniors without personal vehicles will be completely isolated.
- There is no public transportation within a reasonable distance. The nearest bus stop is over a mile away, requiring seniors to walk up a steep hill just to reach it. This is not feasible for residents with mobility issues.
- There are no medical facilities, pharmacies, or senior services nearby. The nearest hospital is over three miles away, creating significant challenges for elderly residents needing regular medical care.
- The nearest grocery store is over a mile away, making it nearly impossible for seniors without transportation to access daily necessities.

This location lacks the fundamental infrastructure to support a senior community. Placing a high-density senior facility in an area with no accessible resources will only lead to increased dependency, isolation, and reduced quality of life.

Infrastructure Failures & Traffic Impact

The only access road to this development is Hickam Avenue, a two-way dead-end residential street that already serves another gated community and is not designed to handle the traffic increase that will come from over 500 new residents.

- No traffic or road capacity studies have been presented to show how this street can handle additional vehicles, construction traffic, or emergency response situations.
- Emergency access will be severely impacted. If a fire or medical emergency occurs, gridlock could trap residents inside the development.
- There is inadequate parking in the proposed plan. Without sufficient parking, overflow will spill into an already congested area, creating even more hazards for both existing and future residents.

Unprecedented Environmental & Structural Risks

The developers plan to excavate this site down 30 feet, requiring the use of heavy machinery, potential blasting, and significant soil displacement. This poses serious risks to surrounding homes, including mine, which directly backs up to this land.

- This area contains caliche rock, which is extremely difficult to remove. No studies have been provided showing how they plan to excavate it safely.
- Vibrations from excavation and heavy equipment could cause structural damage to nearby homes. Many of us have pools, retaining walls, and foundations that could crack or shift.
- No developer guarantees have been presented for property damage. If damage occurs to our homes, who is financially responsible? The developer has made no legally binding commitment to compensating affected homeowners.

The 20-30 Foot Walls & Isolation of Residents

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This project requires massive grading, which will sink the entire development into a pit, enclosed by 20 to 30-foot retaining walls.

- This creates a prison-like environment for seniors, where they will be physically cut off from the surrounding neighborhood.
- The walls and steep grading will make it even harder for seniors to leave the facility, further isolating them.
- This design does not promote independence or accessibility—it effectively traps residents inside the complex.

Complete Lack of Transparency & Public Engagement

Since this project was first proposed, residents have been met with silence instead of answers.

- The city issued a bid for this development before even holding a public rezoning meeting.
- The Planning Commission meeting was delayed from February 11 to March 11 with no explanation.
- We have requested documentation proving that this facility will remain senior housing for 40 years, but no legally binding agreement has been provided.
- We have requested full environmental and infrastructure studies, but none have been shared.

If this project is truly intended to serve the community, why has every effort been made to conceal the details from the public?

A Better Alternative: A Public Facility That Serves Seniors & Residents

The Lone Mountain Master Plan originally designated this land for a public facility. Instead of cramming an unsustainable, inaccessible development into this location, a community center, library, or senior services hub would actually provide for the needs of the residents who already live here.

What We Are Demanding Before This Project Can Move Forward:

1. A full environmental study on excavation risks, erosion, and potential structural damage to surrounding properties.
2. A legally binding commitment that this development will remain senior housing for 40+ years.
3. A study on traffic impact, emergency vehicle access, and road capacity on Hickam Avenue.
4. A detailed explanation of how the city plans to address the complete lack of public transportation and senior services in this location.
5. An independent assessment of how excavation and construction vibrations will impact homes and pools that directly back up to this site.
6. A written agreement that any structural damage caused to surrounding properties will be fully compensated by the developer.

This project, as currently proposed, is not in the best interest of seniors, existing residents, or the city as a whole. It does not align with responsible urban planning

and appears to be a rushed land deal disguised as a senior housing initiative.

I urge you to reject this rezoning request until every study has been completed and all public concerns have been fully addressed.

Sincerely,
Brandy Muses
Resident, Lone Mountain Estates
bmuses11@gmail.com

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