

General Plan

- | | | |
|---------------------------------|----------------------------------|--------------------------------------|
| Rural Neighborhood Preservation | Transit Oriented Corridor -1 | Traditional Neighborhood Development |
| Rural Estates | Transit Oriented Corridor -2 | Downtown Redevelopment Area |
| Desert Rural | Transit Oriented Development - 1 | Parks/Recreation/Open Space |
| Rural | Transit Oriented Development - 2 | Public Facilities |
| Low | Planned Community Development | Public Facilities - School |
| Medium Low | Office | Public Facilities - Clark County |
| Medium Low Attached | Service Commercial | Town Center |
| Medium | General Commercial | Resource Conservation |
| High | Tourist Commercial | Commercial (Downtown Land-Use) |
| Form-Based Code | Las Vegas Medical District | Mixed Use (Downtown Land-Use) |
| Neighborhood Mixed Use Center | Light Industry / Research | |

**FROM: SC, O and L
TO: ML**

Subject Property

1000ft Buffer

City Limits



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, this map is for reference only. Geographic Information System Planning & Development Dept. 702-228-6301

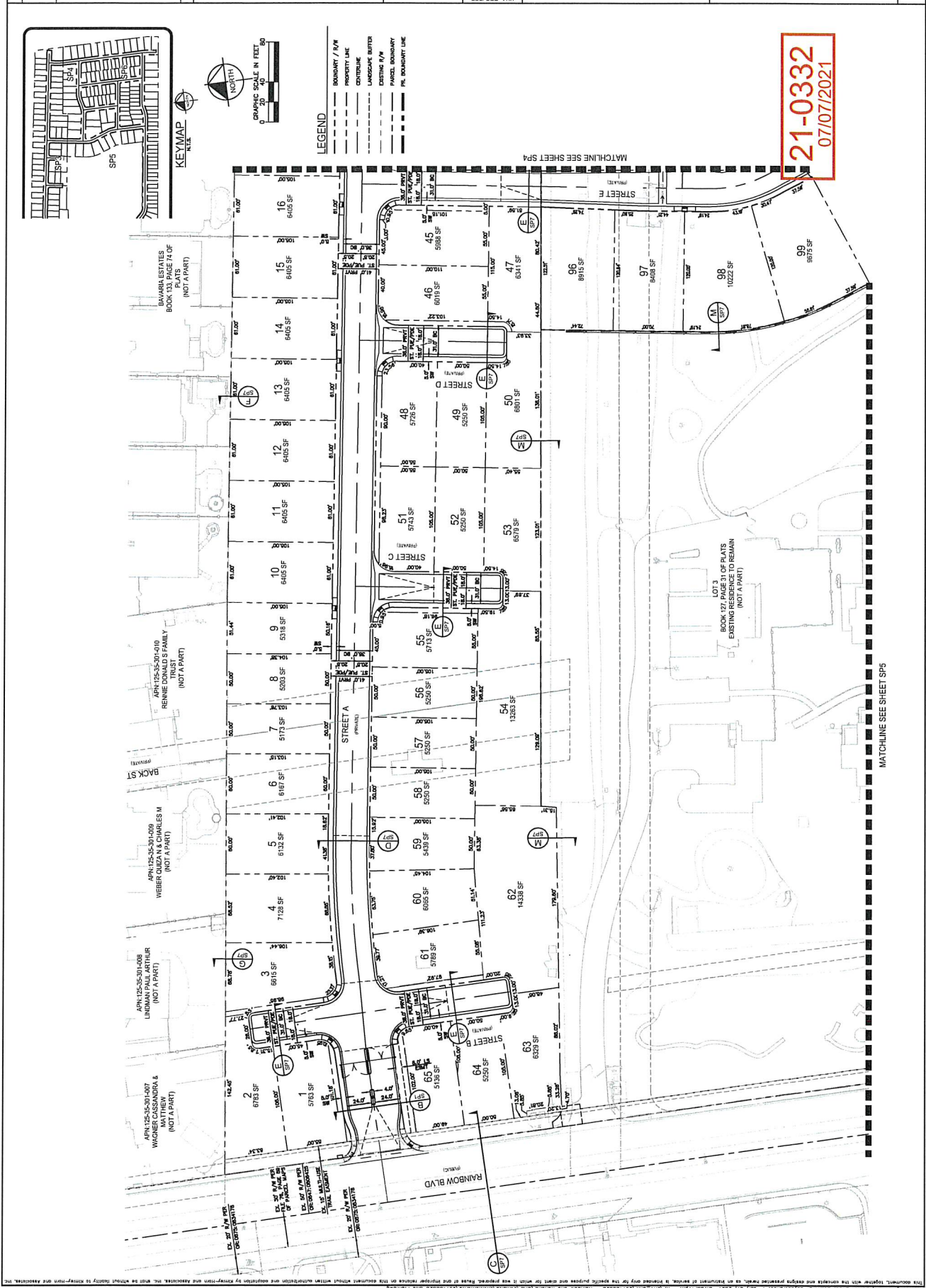
Date: Monday, July 12, 2021

NEVADA	GAS
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KHA PROJECT	291400020	DATE	07/02/2021	SCALE AS SHOWN	DESIGNED BY	CH	DRAWN BY	CH	CHECKED BY	EH
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8671 LAS VEGAS BOULEVARD, SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
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[illegible]



KHA PROJECT	291400020	DATE	07/02/2021	SCALE AS SHOWN	DESIGNED BY	CH	DRAWN BY	CH	CHECKED BY	EH
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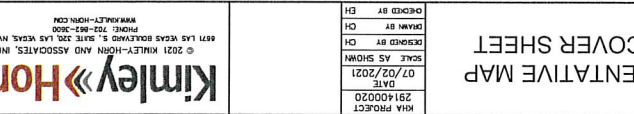
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 TEL: 703-520-0070 FAX: 703-520-0071

MATCHLINE SEE SHEET P3

[illegible]

REV	No.



THE

DEVELOPER	AMERICAN HOMES OF NEVADA, INC.	OWNER	RANCHO DRIVE, LLC
7770 DEAN MARTIN DRIVE, SUITE 308	16000 VENTURA BOULEVARD, SUITE 900		
LAS VEGAS, NEVADA 89138	ENCINO, CALIFORNIA 91438	CONTACT:	HARVEY SETTLEDSON
CONTACT:	ANGELA PINLEY, PE		

PROJECT INFORMATION

APR 193-31-301-015
ADDRESS 5050 N. HAWKSWOOD
ACRES 2.33LW ACRES
ZONING ZONING (R-1) RESIDENCE ESTATES DISTRICT
PROPOSED ZONING (R-2) RESIDENTIAL COMACT LOT
LMT COUNT 203 UNITS
DENSITY (GROSS) 8.65 UPA
COMMON LOT COUNTS 7
CONNECTIVITY RATIO 1.53

UTILITY PROVIDERS	
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
ELECTRICAL	NY ENERGY
SOLID WASTE DISPOSAL	REPUBLIC SERVICES
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
COMMUNICATIONS	CITY COMMUNICATIONS

A PORTION OF PARCEL 1, AS SHOWN BY THE PARCEL MAP THEREOF IN FILE 111, PAGE 36 OF
 PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH
 HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 30, TOWNSHIP 18 SOUTH,
 RANGE 80 EAST, NEAD, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA,
 CONTAINING 33.06 OF 43.81 TOTAL ACRES
 FLOOD ZONING NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN PER FEMA MAP 32003C25268F DATED NOVEMBER 18, 2011.

NO MAPPED FISSURES OF FAULTS. GROUNDWATER NOT ENCOUNTERED.

KIMLEY-HORN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREON. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATIONS AND DEPTHS OF THE EXISTING UTILITIES WITHIN THE VICINITY OF CONSTRUCTION ACTIVITIES. IF A CONFLICT IS FOUND TO EXIST, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER, PROJECT ARCHITECT, AND THE OWNER IMMEDIATELY.

[illegible]

NORTH 00°40'07" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 108, PAGE 50 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CITY OF LAS VEGAS VERTICAL CONTROL STATION 519034C4
Rivet and plate in top of curb at NW corner of Rainbow and Melrose Lane.
Elevation = 707.86 meters
Elevation = 2321.70 U.S. Survey Feet (NAD 83 v.2008)

1000

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

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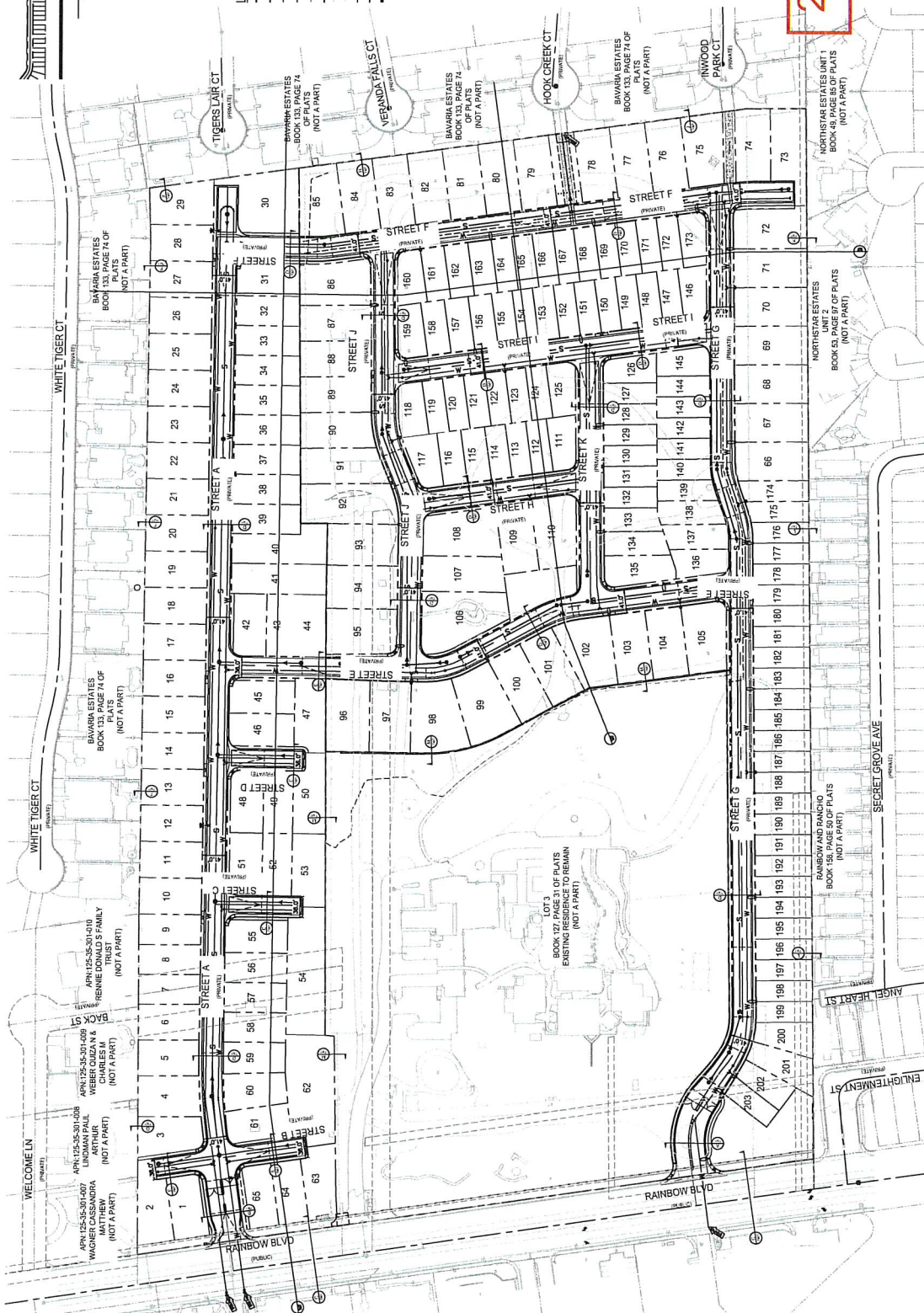
TABLE 1

NEVADA	SGS
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DATE	05/09/2021
SCALE AS SHOWN	
DESIGNED BY	CH
DRAWN BY	CH
CHECKED BY	EH

WWW.QALITY-HORN.COM
PHONE: 702-862-3600

REVISIONS	No.

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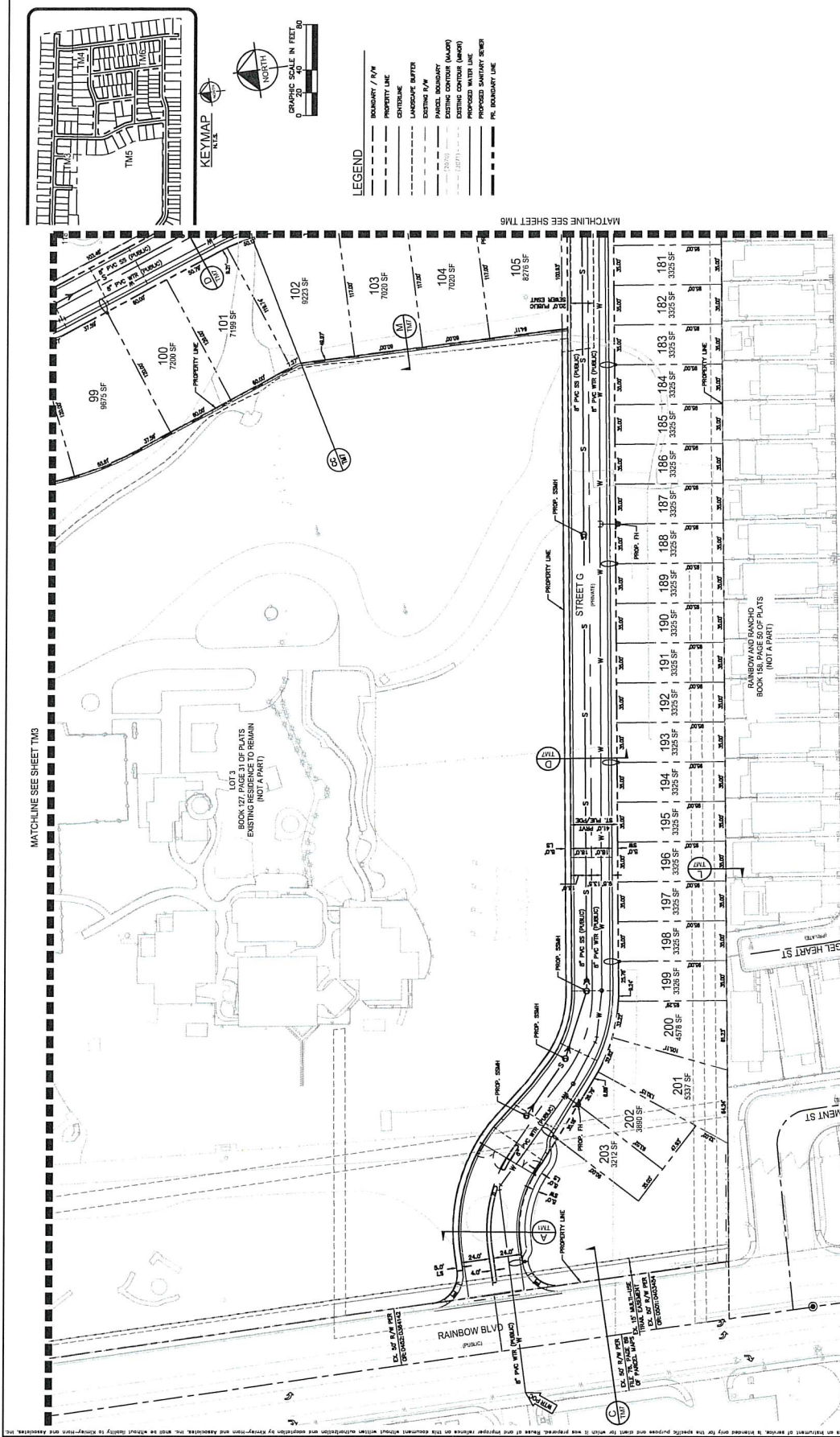
TENTATIVE MAP

291400020	DATE	05/05/2021
	SCALE AS SHOWN	
	DESIGNED BY	CH
	DRAWN BY	CH
	CHECKED BY	EH

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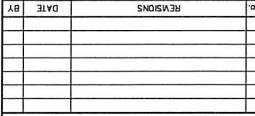
21-0332
07/07/2021



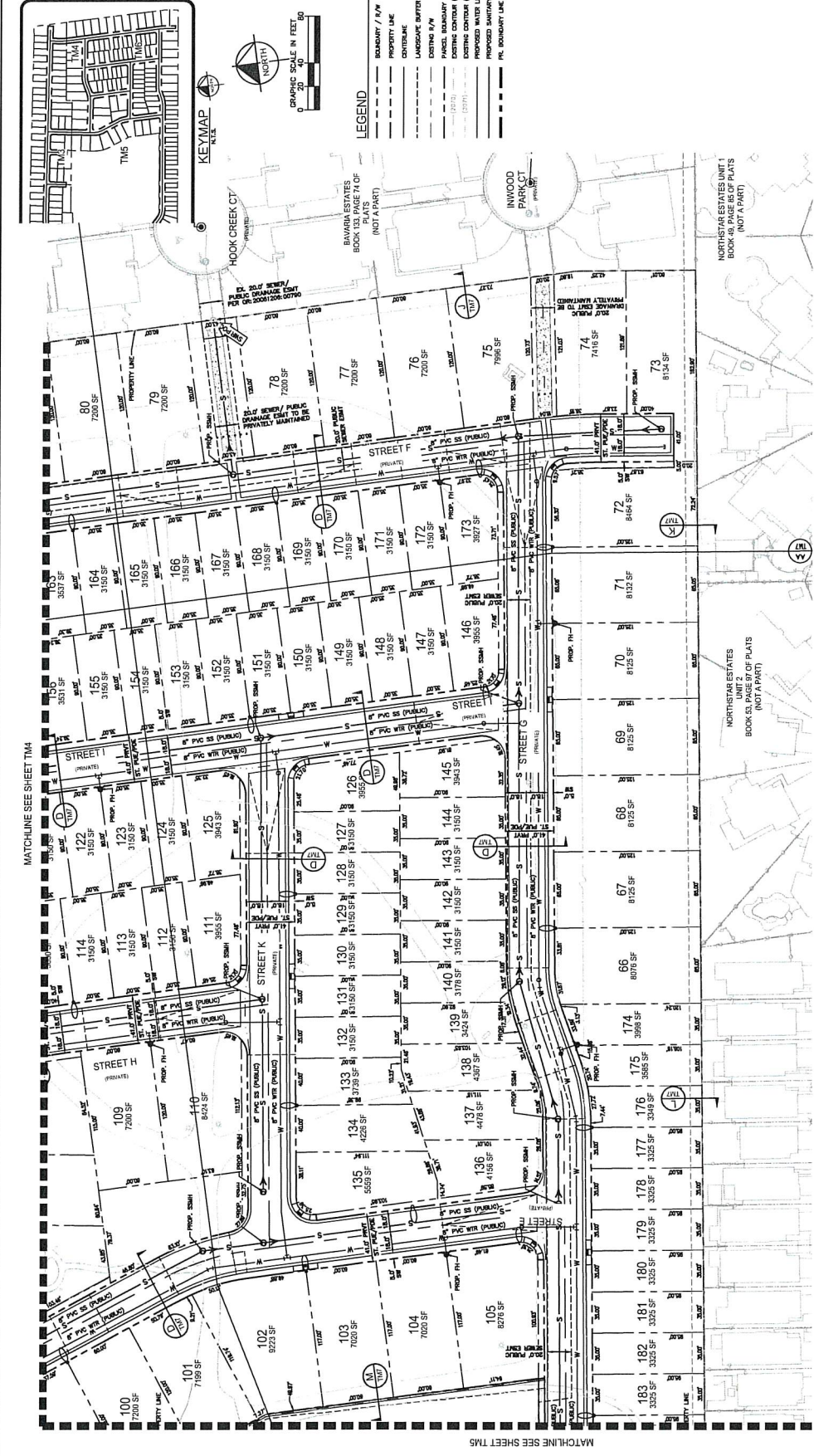
TENTATIVE MAP

KHA PROJECT	291400020	DATE	05/05/2021	SCALE AS SHOWN	DESIGNED BY	CH	DRAWN BY	CH	CHECKED BY	EH
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21-0332
07/07/2021



NO.	REVISIONS	DATE	BY

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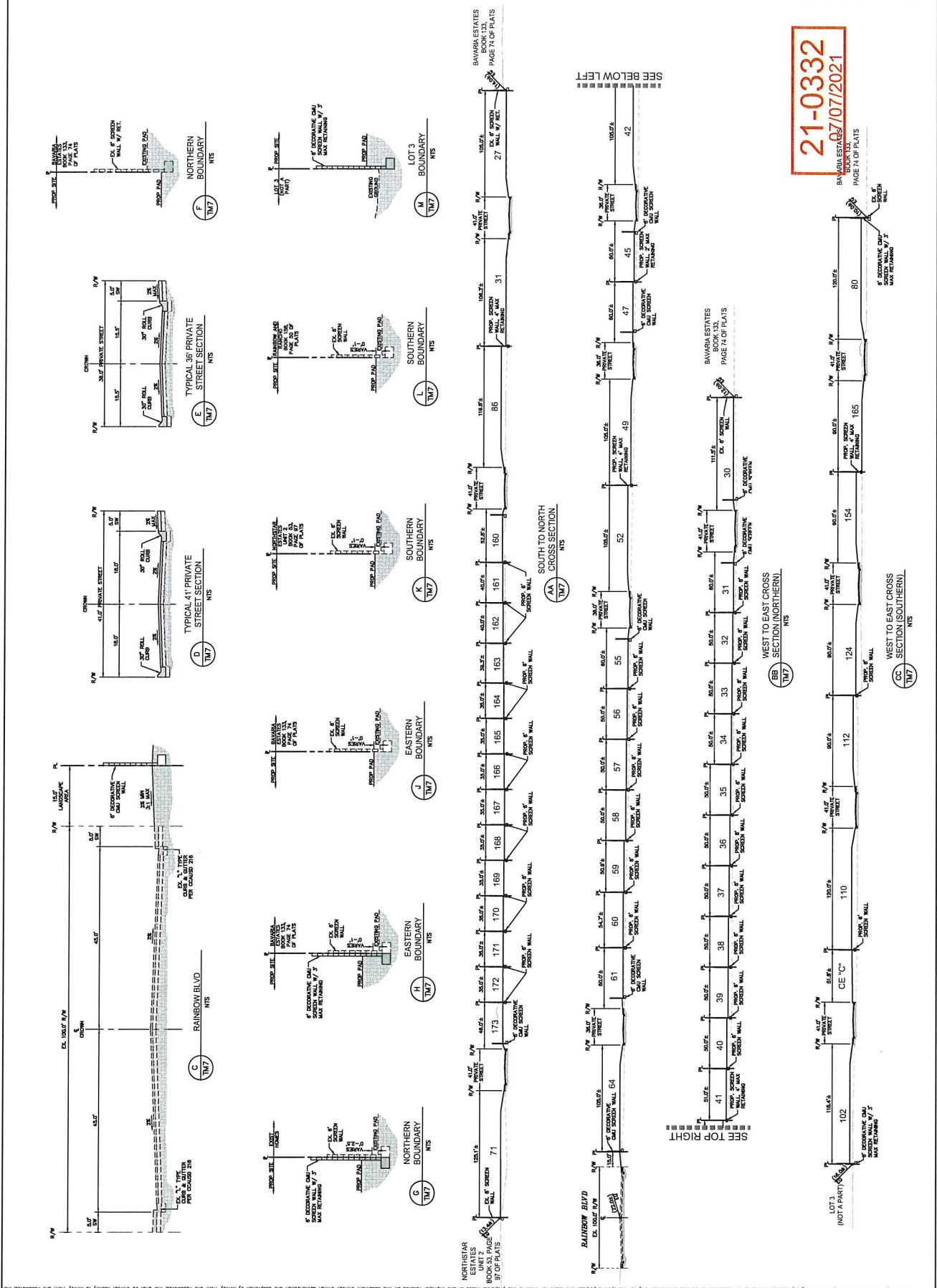
CROSS SECTIONS

DATE: 07/07/2021
 SCALE: AS SHOWN
 DESIGNED BY: CH
 CHECKED BY: BH

CROSS SECTIONS

DOVE POINT
 PREPARED FOR
 RICHMOND AMERICAN
 CITY OF LAS VEGAS
 NEVADA

7 OF 7 SHEETS
 TMT



21-0332
 07/07/2021

DOVE POINT

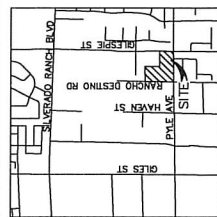
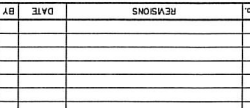
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RICHMOND AMERICAN

NEVADA	LAS VEGAS
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CONCEPTUAL
LANDSCAPE PLAN

291400020	DATE	07/02/2021	SCALE AS SHOWN	DESIGNED BY	CH	CHECKED BY	EH
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OWNERS
RANCHO DRIVE LLC
16000 VENTURA BOULEVARD, SUITE 900
VAN NUYS, CA 91411
CONTACT: HARVEY DETLEFSON




DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
7777 DEAN MARTIN DRIVE, SUITE 308
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LEGEND

LOT LINE
CENTERLINE
PROPERTY BOUNDARY
PROP. RIGHT OF WAY
EX. CONTOUR
LOT NUMBER

PLANTING SCHEDULE

TREES*	SIZE	QUANTITY
	2 1/2" Box	14
<i>Fraxinus ovocarpa</i> "Raywood" Hyemal Ash		
	2 1/2" Box	16
<i>Quercus ilex</i> Italy Oak		
	3 1/2" Box	8
<i>Sophora secundiflora</i> Texas Mountain Bean		

[illegible]

NO SYMBOL	Decomposed Granite 2-1/2" Depth Min., Color: Vesuv Gold, Size: 2"-4"	37,835 SF	QUANTITY
MINERAL MATERIALS			

NOTES
PLANT MATERIAL PER SOUTHERN NEVADA REGIONAL PLANNING COALITIONS
REGIONAL PLANT LIST
QUANTITY, SPACING, AND SIZE OF TREES PER 19.06 940 DEVELOPMENT STANDARDS
FOURTH SHEET(S) PER TREE POT CODE



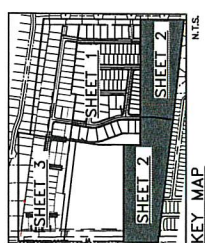
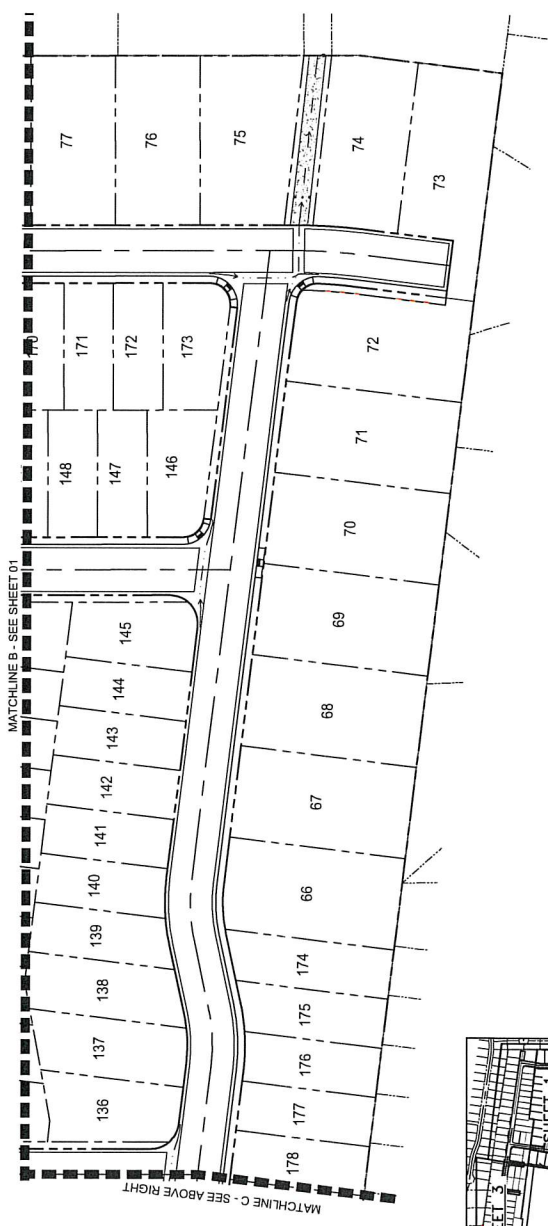
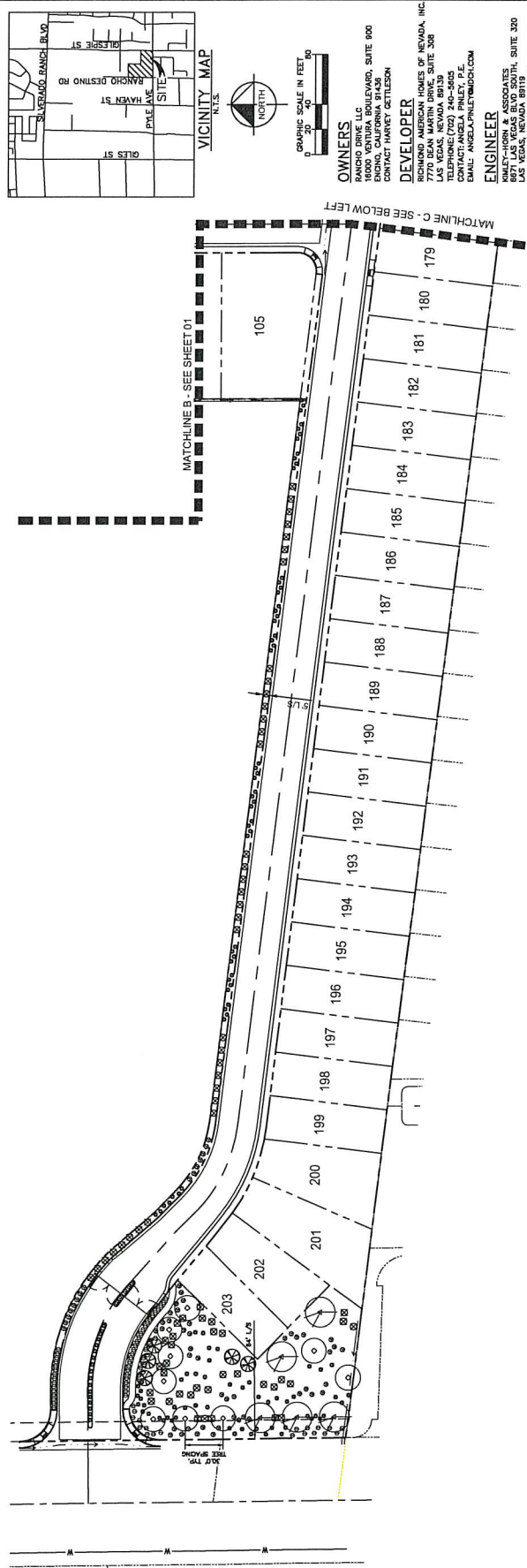
DOVE POINT
PREPARED FOR
RICHMOND AMERICAN
LAS VEGAS
NE

NEVADA	VEGAS
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CONCEPTUAL LANDSCAPE PLAN

KHA PROJECT	291400020	DATE	07/02/2021	SCALE AS SHOWN	DESIGNED BY	CH	DRAWN BY	CH	CHECKED BY	EH
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[illegible]

PLANTING SCHEDULE	
TREES*	SIZE QUANTITY

SHRUBS AND GRASSES	SIZE	QUANTITY
<input checked="" type="checkbox"/> <i>Lespedeza bicolor</i> (Green Glue)	2' x 2'	10

INERT MATERIALS		QUANTITY
NO SYMBOL	Decomposed Granite 2-1/2" Depth Min., Color: Vista Gold.	37.835 SF

LEGEND

LOT LINE	---
CENTERLINE	- - -
PROPERTY BOUNDARY	---
PROP. RIGHT OF WAY	---
EX. CONTOUR	- - - - -
LOT NUMBER	15

OWNERS
RANGHO DRIVE LLC
10000 VENTURA BOULEVARD, SUITE 900
VAN NUYS, CA 91411
CONTACT: HARVEY CATTESON

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
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HORN ENGINEERING INCORPORATES
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CONTACT: ERIC HORN, P.E.
EMAIL: ERIC@HORNENGINEERING-HORN.COM

[illegible]

PLANT MATERIAL PER SOUTHERN NEVADA REGIONAL PLANNING COALITION'S REGIONAL PLANT LIST
QUANTITY, SPACING, AND SIZE OF TREES PER 19.96 940 DEVELOPMENT STANDARDS
CONSULTATION WITH SOUTHERN NEVADA REGIONAL PLANNING COALITION

07/02/2021
DATE
291400020
KHA PROJECT

DESIGNED BY
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07/02/2021
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KHA PROJECT

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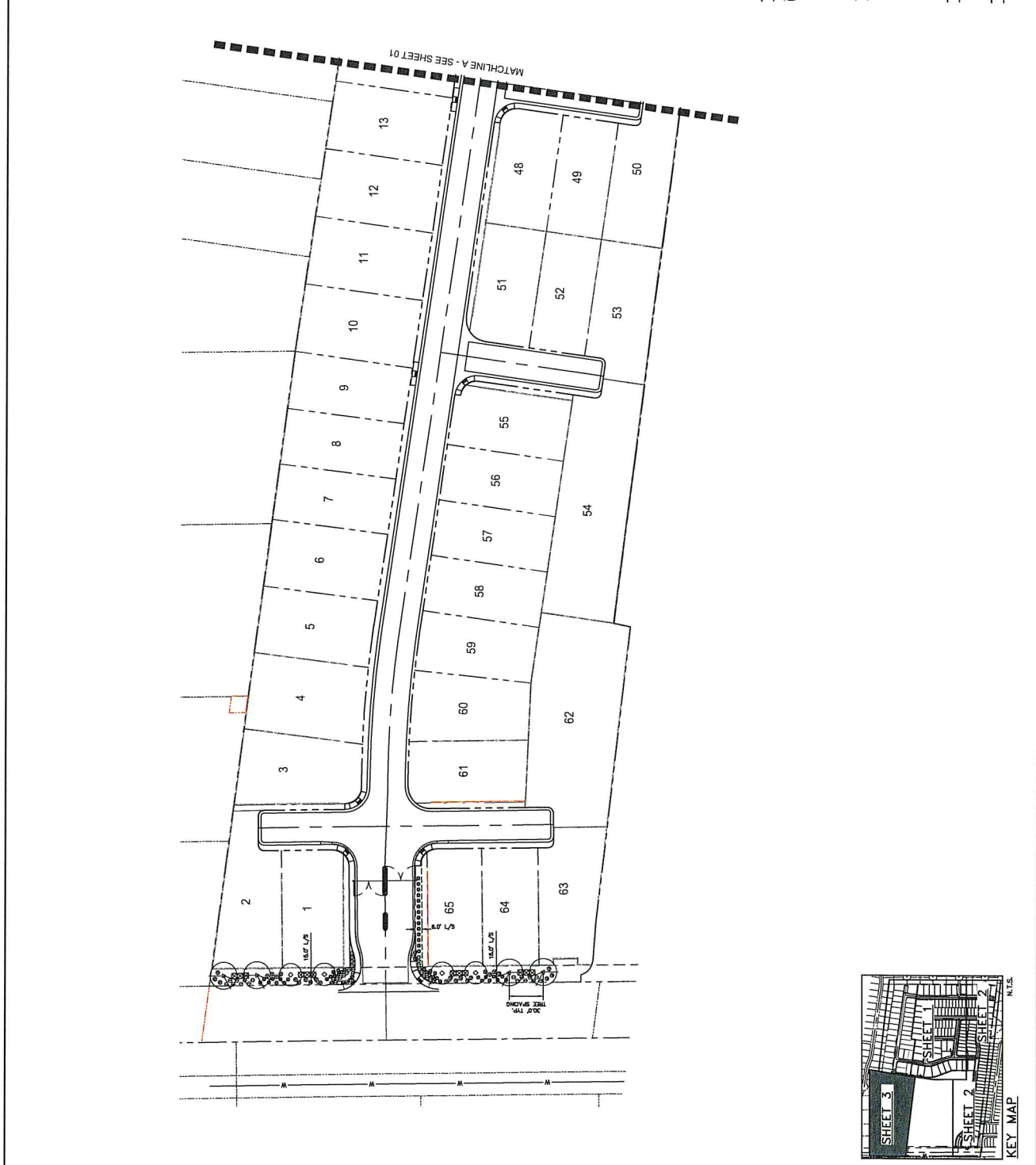
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DESIGNED BY
DRAWN BY
CHECKED BY

07/02/2021
DATE
291400020
KHA PROJECT

DOVE POINT
PREPARED FOR
THOMAS AMERICAN
VEGAS
NEVADA

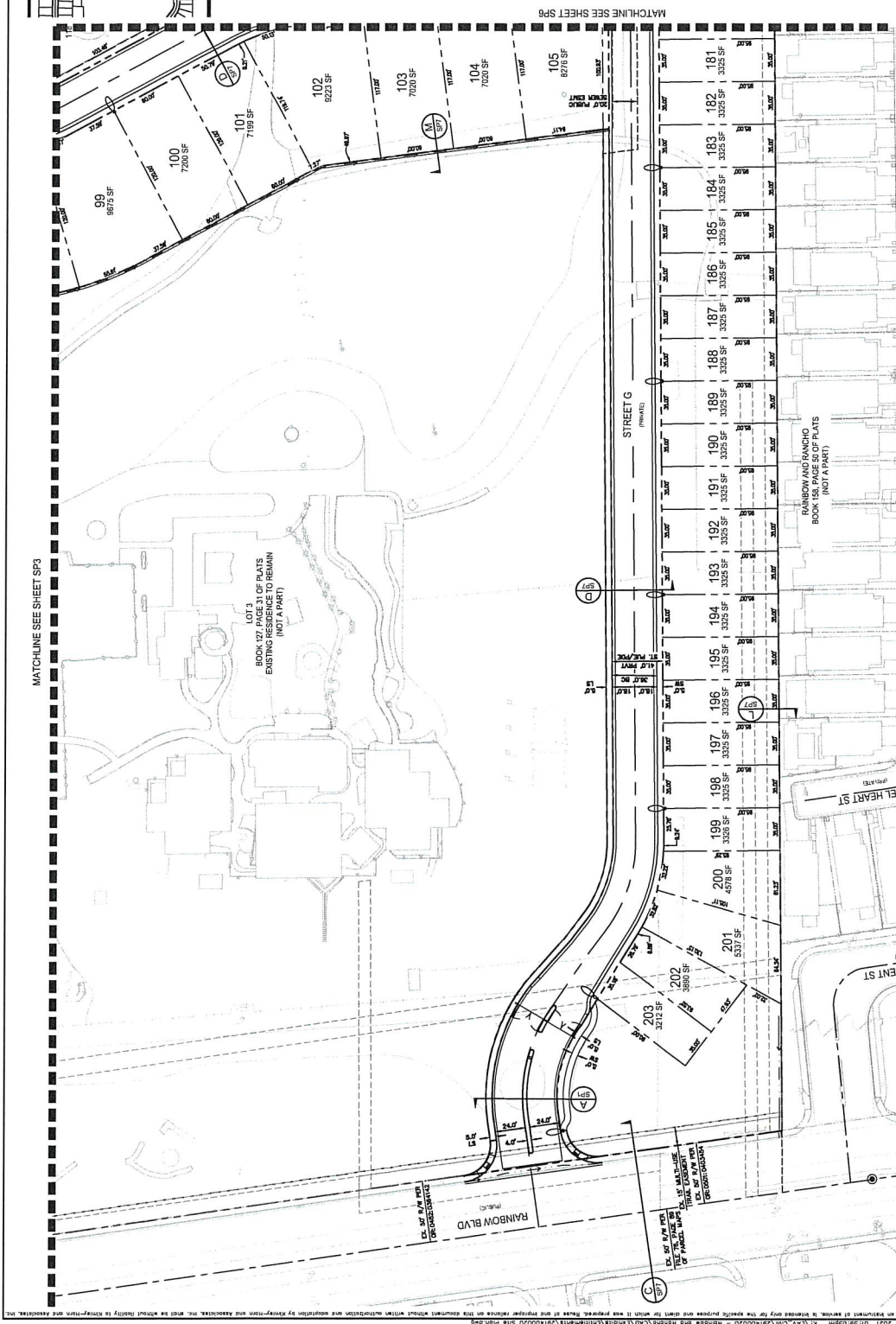
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No.	REVISIONS

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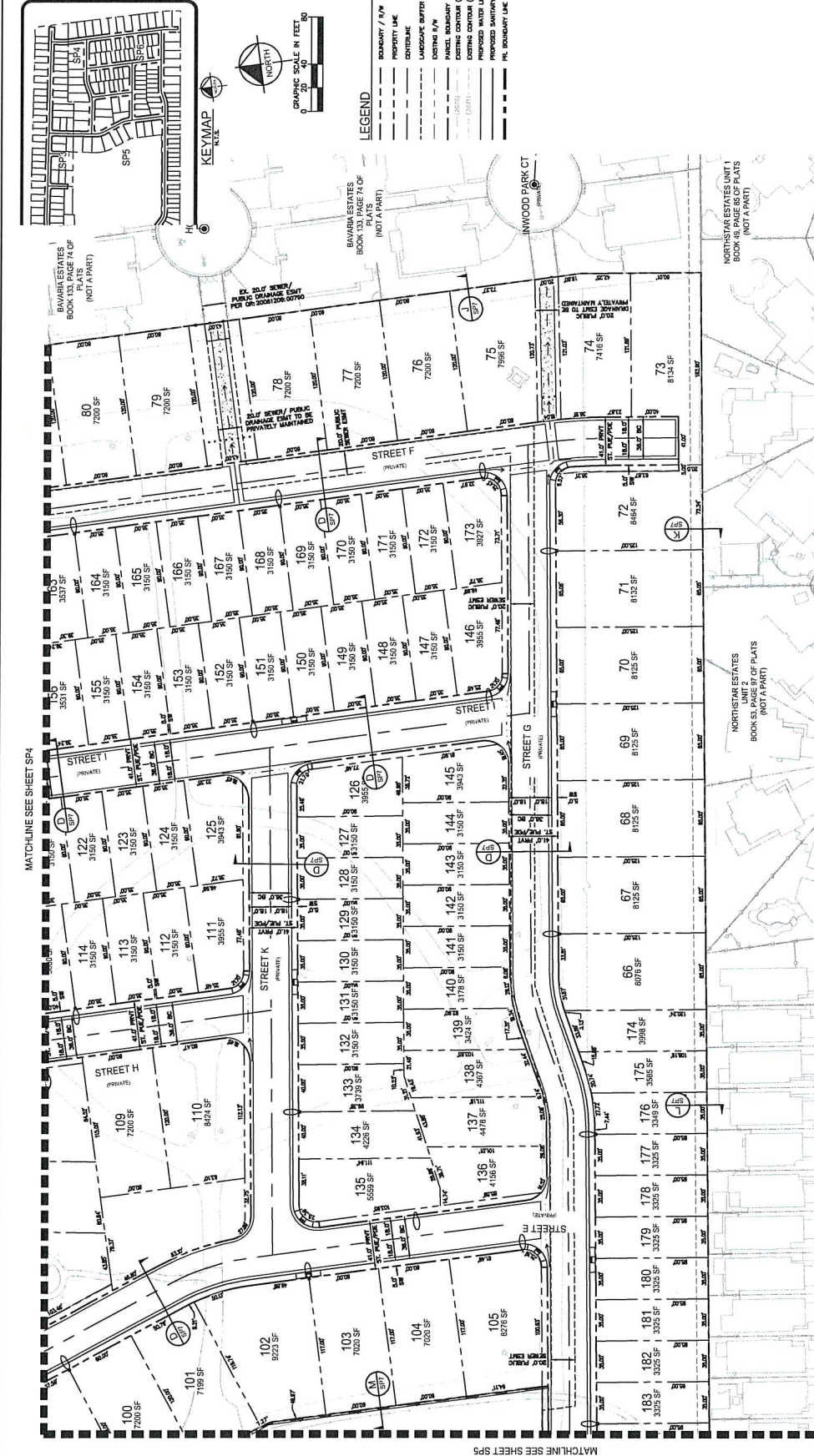
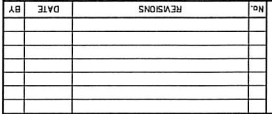
21-0332
07/07/2021



SITE PLAN

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21-0332
07/07/2021

SP7

7 OF 3 SHEETS

CITY OF LAS VEGAS
DOVE POINT
PREPARED FOR
RICHMOND AMERICAN
NEVADA

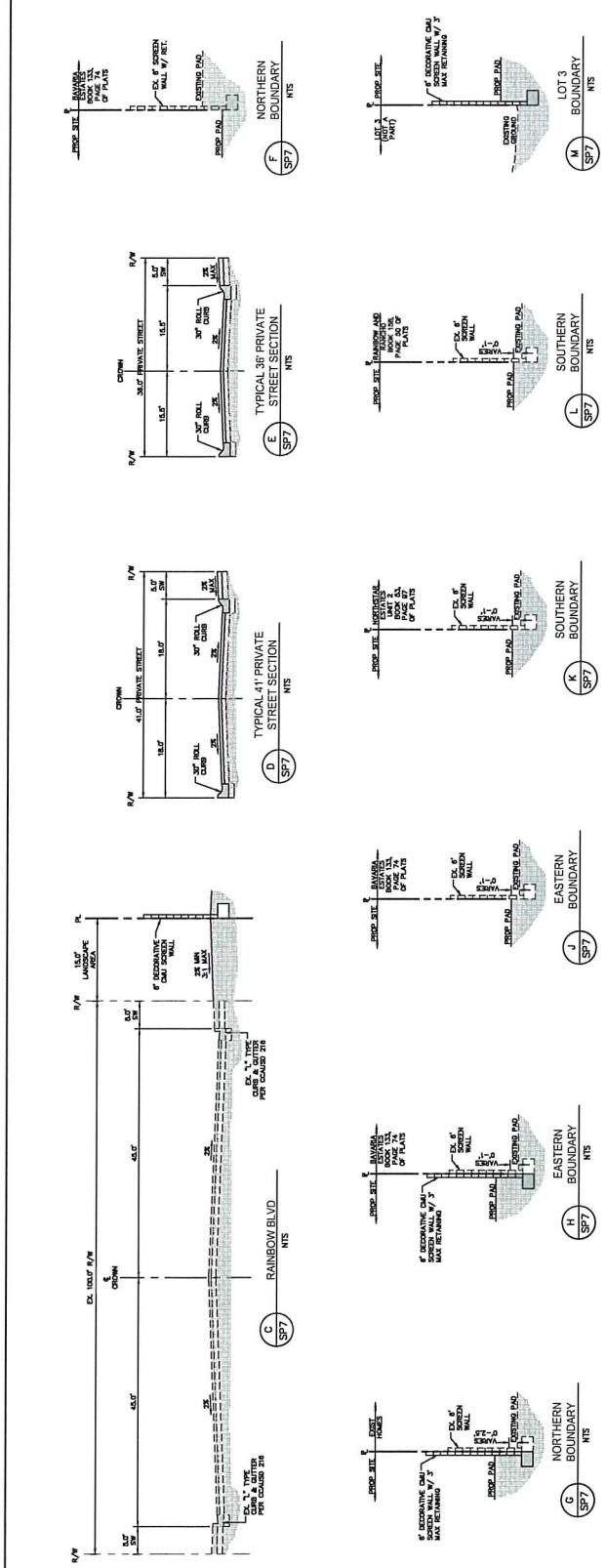
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07/03/2021
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PHONE: 702-863-2000
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No.	REVISIONS	DATE	BY

21-0332
07/07/2021





July 7, 2021

Department of Planning
City of Las Vegas
495 S. Main St
Las Vegas, Nevada 89101

RE: Justification Letter for Project # 21-0332, Dove Point General Plan Amendment, Rezoning, Tentative Map, Design Review, and Variance Request, APNS: 125-35-301-019, 020 & 021

To Whom it May Concern:

On behalf of the applicant, Richmond American Homes of Nevada, we hereby respectfully submit the attached application for General Plan Amendment, Rezoning, Tentative Map, Design Review, and Variance for a single-family residential subdivision located at the northeast corner of Rancho Drive and Rainbow Boulevard.

The project site is currently zoned R-E (Residence Estates) with three (3) designated land uses of SC (Service Commercial), O (Office) and L (Low – up to 5.49). The site is bound by Rainbow Boulevard to the west with the existing Rancho Sante Fe Center commercial development across the street. To the north, east and south, the site is surrounded by existing residential subdivisions with designated zoning and land uses detailed in the following table.

Direction	Subdivision	Zoning	Land Use
North	PM 42-82	R-PD2 (Residential Planned Development – 2 Unit Per Acre)	SC (Service Commercial, O (Office)
North	PM 43-76	R-PD2 (Residential Planned Development – 2 Unit Per Acre)	SC (Service Commercial, O (Office)
North/East	Bavaria Estates	R-1 (Single Family Residential)	L (Low – up to 5.49 du/ac)
South	Northstar Estates Unit 2	R-1 (Single Family Residential)	L (Low – up to 5.49 du/ac)
South	Rainbow and Rancho	R-CL (Single Family Compact-Lot)	ML (Medium-Low – up to 8.49 du/ac)

The project site also contains an existing residence that will remain onsite. A Parcel Map, PMP-100091, has been recorded with the City of Las Vegas to separate the former 45.91-acre parcel, APN 125-35-301-015, into three (3) parcels, Lots 1-3, APNS 125-35-301-019,020 & 021. Lots 1 and 2, having a combined area of 33.86 acres, will feature the proposed residential subdivision. Lot 3, with an area of 12.05 acres, is the new property boundary for the existing residence. The Parcel Map recorded on May 13, 2021, instrument number 00711, File 127, Page 31.

The proposed residential subdivision, Dove Point, consists of 203 single family detached homes on 33.86 acres, with a resulting density of 6.00 units per acre (du/ac). The subdivision will have a mix of five (5) home product types with typical lot sizes of 35'x90', 50'x105' and 60'x120' as shown on the Site Plan accompanying the application. The 35'x90' lots will feature two-story homes with attached 2-car

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garages ranging in size from 1,470 to 1,900 square feet. The 50'x105' lots will feature one-story homes with 2-car garages ranging in size from 1,740 to 2,150 square feet. The 60'x120' lots will feature one-story homes with 2- and 3-car garages ranging in size from 2,190 to 2,520 square feet. The proposed lot layout is situated so that perimeter lots correlate with the existing adjacent homes in regard to lot size and home type. The proposed subdivision will be a gated community with two gated entries off Rainbow Boulevard and internal private streets.

Perimeter landscaping will be provided along the Rainbow Boulevard frontage and will comply with Title 19 landscape design criteria and the approved Southern Nevada Regional Plant List.

The requested General Plan Amendment proposes a ML (Medium-Low) land use designation, which allows up to 8.49 du/ac. This land use is consistent with the surrounding area, which is primarily residential subdivisions with densities ranging from 2 du/ac to 8.49 du/ac. The proposed density of 6.00 du/ac is closer to the high end of the L (Low – up to 5.49 du/ac) land use designation than that of the ML (Medium-Low – up to 8.49 du/ac). This offers a suitable transition of land use and density in relationship with the surrounding developments.

The requested Rezoning proposes a R-CL (Single Family Compact-Lot) zoning designation, which is consistent with the proposed land use designation per the City of Las Vegas Unified Development Code, Section 19.06.080. This zoning designation allows for the subdivision to accomplish the proposed product mix in terms of minimum lot size, maximum lot coverage and building setbacks. The proposed R-CL zoning, combined with the product mix and lot layout, is compatible with the surrounding zoning districts.

The proposed Tentative Map and Design Review also requested with this application are consistent with the proposed General Plan Amendment and Rezoning, pertinent documentation has been included with the application.

The proposed Variance requested with this application is to allow for non-standard private streets behind a gate, a connectivity ratio of 1.23 where 1.30 is required, proposed stub street terminations where cul-de-sacs are required, and no streetlights on private streets within single family subdivision. Further detail supporting the Variance is provided below.

For non-standard private street behind a gate and stub street terminations where cul-de-sacs are required:

According to the City of Las Vegas Unified Development Code, Title 19.04.230, standard private gated community street widths are 24 feet, 28 feet or 33 feet depending on the on-street parking condition. Per Title 19.04.070 and 19.04.100, private streets that terminate other than at an intersection, a cul-de-sac is required. The variance requested is to allow a nonstandard street width of 33'-4", measured from curb flow line to curb flow line, for the internal private streets and a nonstandard width of 28'-4" for the internal private stub streets. The internal private streets will have parking on both sides and the private stub streets will have parking on one side. Both widths are 4" larger than standard widths and will not adversely impact vehicular traffic. The private street terminations are proposed with access to no more than four (4) lots and are a maximum of 150 feet in length, satisfying fire code requirements for stub streets. Furthermore, the private street terminations will have no adverse impacts on vehicular and pedestrian traffic circulation within the community or public facilities and services.

For connectivity ratio of 1.23 where 1.30 is required:

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According to the City of Las Vegas Unified Development Code, Title 19.04.040, a minimum Connectivity Ratio of 1.30 is required for the R-CL zoning district. Per code, the required Connectivity Ratio may be reduced if it is demonstrated that it is impossible or impracticable to achieve due to topographic conditions, natural features, adjacent existing development patterns, or other site limitations. The variance request for the reduced Connectivity Ratio of 1.23 is justified by the site being bound on three (3) sides by existing private residential developments with no available street or pedestrian connections. With this condition, combined with the infill nature of this development and limited public right-of-way frontage, it is impracticable to achieve a Connectivity Ratio of 1.30.

For no streetlights on private streets within single family subdivision:

The variance request for no streetlights is justified per the *Memorandum of Understanding (MOU) between the City of Las Vegas (CLV) and the Southern Nevada Home Builders Association (SNHB) for the installation of Residential Fire Sprinkler systems within single family homes to coordinate with the successful passage and subsequent adoption of City of Las Vegas Bill # 2017-19*, specifically item 20. All proposed homes within the private development will include automatic fire sprinklers per CLV code requirements, therefore, no streetlights on private streets within the subdivision are proposed. The existing streetlights along the Rainbow Boulevard frontage will remain in place.

Thank you for your consideration, we look forward to working with the Planning Department for a favorable recommendation for this project. Please contact me at (702) 623-7233 or eric.hopkins@kimley-horn.com should you have any questions or concerns.

Sincerely,



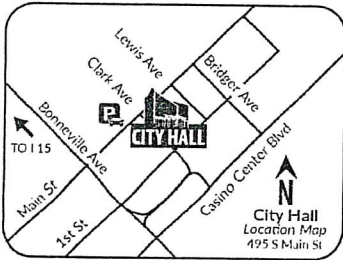
Eric Hopkins

cc: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Cameron Hart, Kimley-Horn

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

21-0332 and 21-0332-GPA1 and 21-0332-ZON1 and 21-0332-VAR1 and 21-0332-TMP1

Planning Commission Meeting of 07/13/2021

21-0332
12535213001
ARRIAZA JACOBO
5233 REBECCA RD
LAS VEGAS NV 89130

Too many houses for
available space/area.

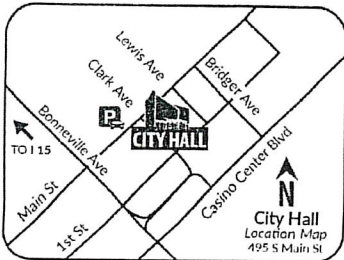
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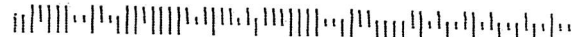
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21-0332

12535310077

REED JEFFERY MAX & JENNIFER R
6409 VERANDA FALLS CT
LAS VEGAS NV 89130-1879

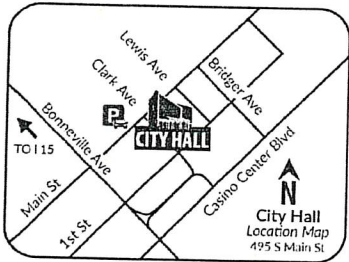
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We oppose ANY rezoning at all!!
Robert D and Martha E. Reale

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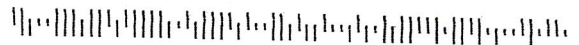
12535310064

REALE ROBERT D & MARTHA E

6415 TIGERS LAIR CT

LAS VEGAS NV 89130-1878

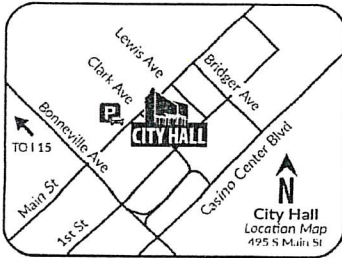
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RICHARDS DAVID B & CANDIDA L
6429 WHITE TIGER CT
LAS VEGAS NV 89130-1875

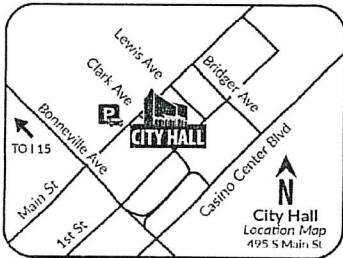
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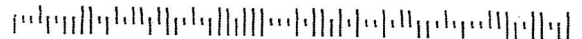
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12535213003
RADECKI TIM
5225 REBECCA RD
LAS VEGAS NV 89130-1732

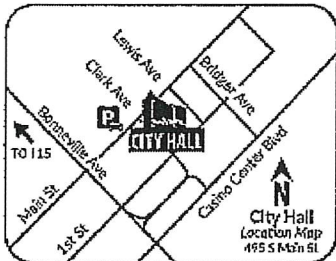
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21-0332 and 21-0332-GPA1 and 21-0332-ZON1 and 21-0332-?

(VAR) and 21-0332-(TMP1) NO

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Service Commercial - Detail
Office Detail
Low Density - (Mentioned Trunklines) etc?

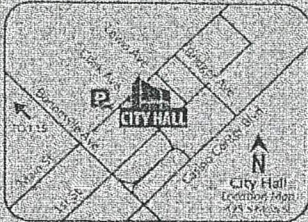
(DRAINAGE & TREES & EAST EGRESS?)



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- We Strongly oppose destroying these established Pine Tree Grove to put in more tightly Packed Single family homes.

- These Trees are a Valuable part of a city sorely lacking any sort of Nature.

- There is Plenty of Space that can be cleared in the project Site While —

21-0332
12535417021
NEWMAN JACQUEEN & ROBERT M
6618 SECRET GROVE AVE
LAS VEGAS NV 89130

Preserving the Trees
that have been here for decades.

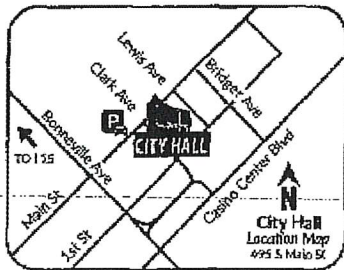
- This City Needs more parks, walkways Trees — it can Easily be Planned to be an asset to the Neighborhood.

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VAR1 and 21-0332-TMP1

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21-0332

12535310009

ROBBINS JOHN & ELIZABETH

5136 MIRAGE GARDEN ST

LAS VEGAS NV 89130-1873

39 DRDFNP1 65130

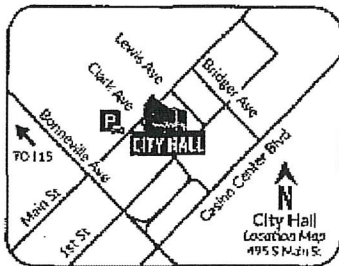


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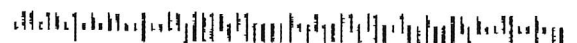
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21-0332
12535212005
BECKER ROCKY L & CANDACE M
5217 BLACK PORT CT
LAS VEGAS NV 89130-1722

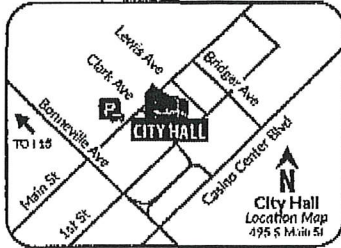
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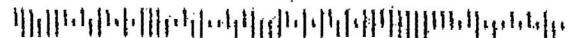
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STUTHEIT STEVEN & E M REV LIV TR

STUTHEIT ELLA MAE TRS

6401 WHITE TIGER CT

LAS VEGAS NV 89130-1875



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From: Jess Womble
Fax: 7146231115

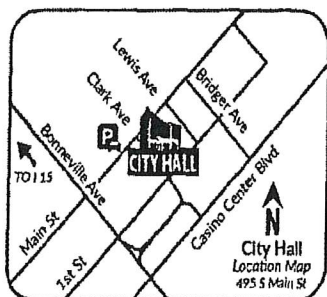
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☐

I SUPPORT
this Request

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I OPPOSE
this Request

21-0332
12535417026
WOMBLE JESS
6578 SECRET GROVE AVE
LAS VEGAS NV 89130

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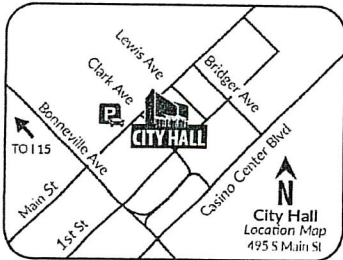
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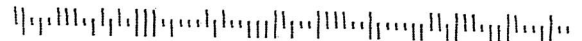
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12535417083
DURAN MARIA
6499 SECRET GROVE AVE
LAS VEGAS NV 89130

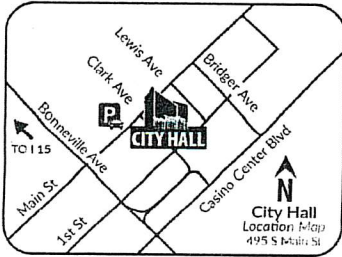
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this Request



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this Request

Please use available blank space on card for your comments.

21-0332 and 21-0332-GPA1 and 21-0332-ZON1 and 21-0332-VAR1 and 21-0332-TMP1

Planning Commission Meeting of **07/13/2021**

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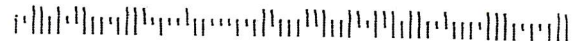
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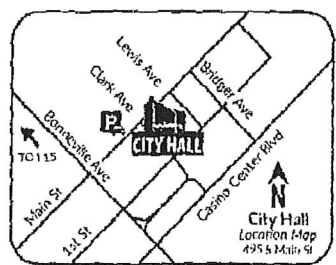
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BARA Electric Inc.

Jul 06 21, 01:23p

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

Return Service Requested
Official Notice of Public Hearing



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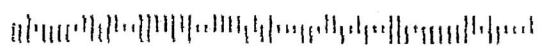
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Planning Commission Meeting of 07/13/2021

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PROSPECT HEIGHTS IL 60070-1642

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Nora Lares

From: noreply@formstack.com
Sent: Monday, July 12, 2021 9:02 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 07/12/21 9:01 AM

Meeting Date:	Tuesday, July 13, 2021
Project Number:	21-0332
Position:	I OPPOSE the project and all related applications.
Name:	Kevin and Tracy Vaught
Residential or Business Address:	6611 Secret Grove Ave Las Vegas, NV 89130

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

43a-d
P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, July 6, 2021 7:52 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 07/06/21 7:51 AM

Meeting Date: Tuesday, July 13, 2021

Project Number: 21-0332

Position: I OPPOSE the project and all related applications.

Name: Suzette Clark

Residential or Business Address: 5104 JORDAN FREY ST UNIT 201
Las Vegas, NV 89130

Phone: (360) 481-2165

Email: slcpenn@gmail.com

Comments: I oppose the re-zoning Low Density Residential to Medium Low Density Residential, in order to prevent overcrowding in that area and to preserve some quiet space for our neighborhood. Forcing more people into a crowded space only benefits the builders.

No one wants to look from their home into a group of ROW Houses and adding

43 and
pg 1 of 2

unnecessary strain on the water supply. Lake Meade is at CRITICAL Levels and the FEDERAL Government is soon to step in and levy SANCTIONS on LAS VEGAS.

The CITY of LAS VEGAS and CLARK COUNTY must be pro-active in persevering our water assets by not allowing this to be re-zoned to MED.

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Nora Lares

From: noreply@formstack.com
Sent: Monday, July 5, 2021 10:01 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 07/05/21 10:01 AM

Meeting Date: Tuesday, July 13, 2021

Project Number: 21-0332

Position: I OPPOSE the project and all related applications.

Name: John and Joyce Feathers

Residential or Business Address: 6436 Home Run Dr
Las Vegas, NV 89130

Phone: (702) 283-0205

Email: jjfeathers@embarqmail.com

Comments: Living here for 27 yrs and loving the open property of Seigfried and Roy as neighbors has been wonderful and we are hoping for a use of the property for a memorial park for them.
Cramming in 207 homes is a horrible situation and they had built Bavaria Estates which is a nice development. Something on that line would be better than 207

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pg 10A2

homes. Just looks terrible at the corner of rainbow/rancho where they built all the
2 story homes crammed together.
To much traffic will be horrible.
Really consider a park use for all of us!!!!

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