

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Department of Planning
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 22-0265 [GPA1, ZON1, AND SDR1]

SUBJECT: APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **August 17, 2022 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Nora Lares and Emily Wetzstein** at **(702)464-7499** or e-mail to nlares@lasvegasnevada.gov and ewetzstein@lasvegasnevada.gov. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **TUESDAY, AUGUST 16, 2022**

DocuSigned by:

HARVEY GETTLESON

89E769DEF3E34F7...

Signature

8/11/2022

Date

Harvey Gettleson

Please Print Name

Rancho Drive, LLC

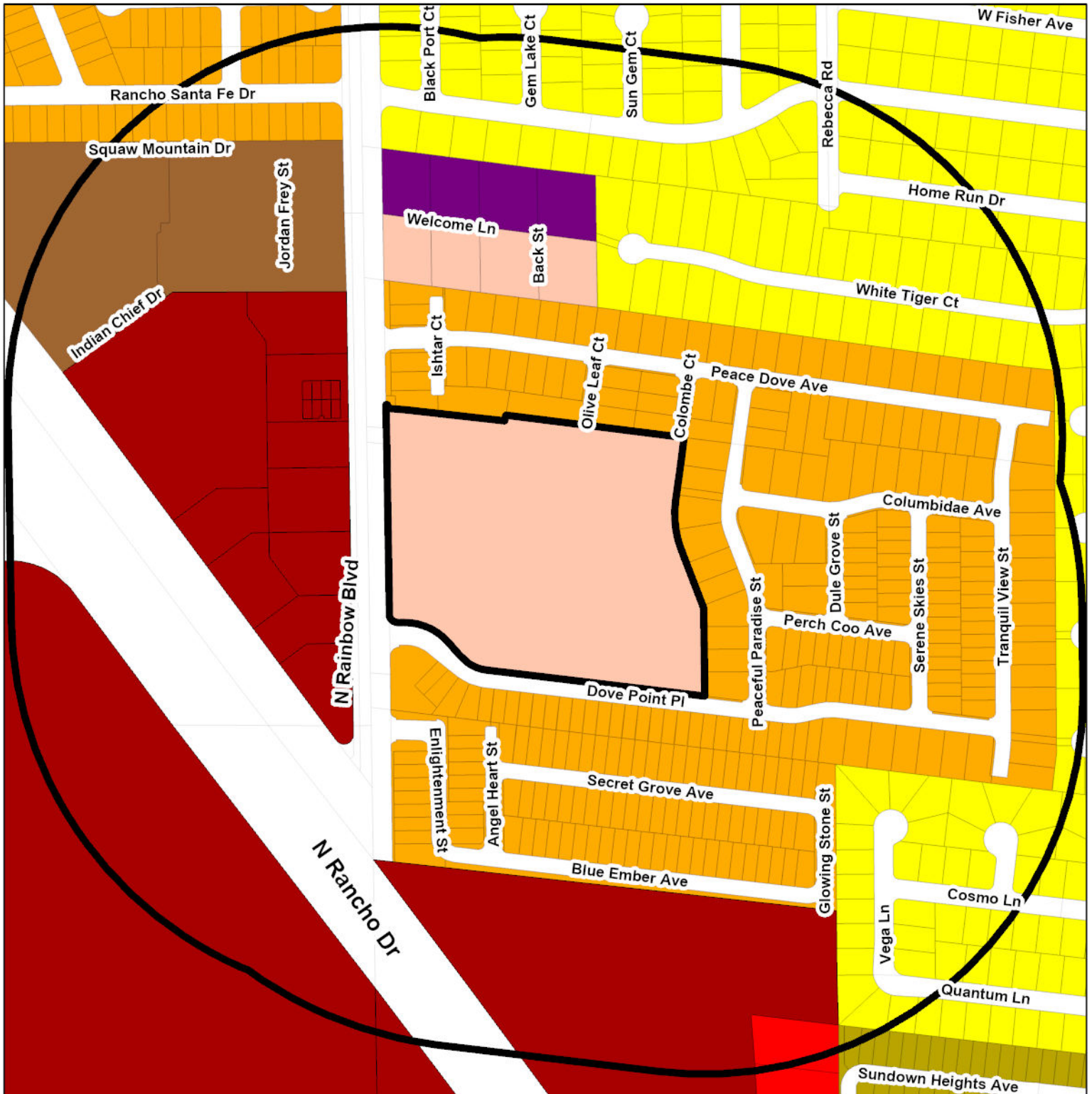
Company Name

Sincerely,

Seth Floyd
Director of Community Development
Department of Planning

Submitted after Final Agenda

AGENDA ITEM 30
RECEIVED 08.12.22
08.17.22 CC



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

Form-Based Code

- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Oriented Development - 1
- Transit Oriented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

Tourist Commercial

- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

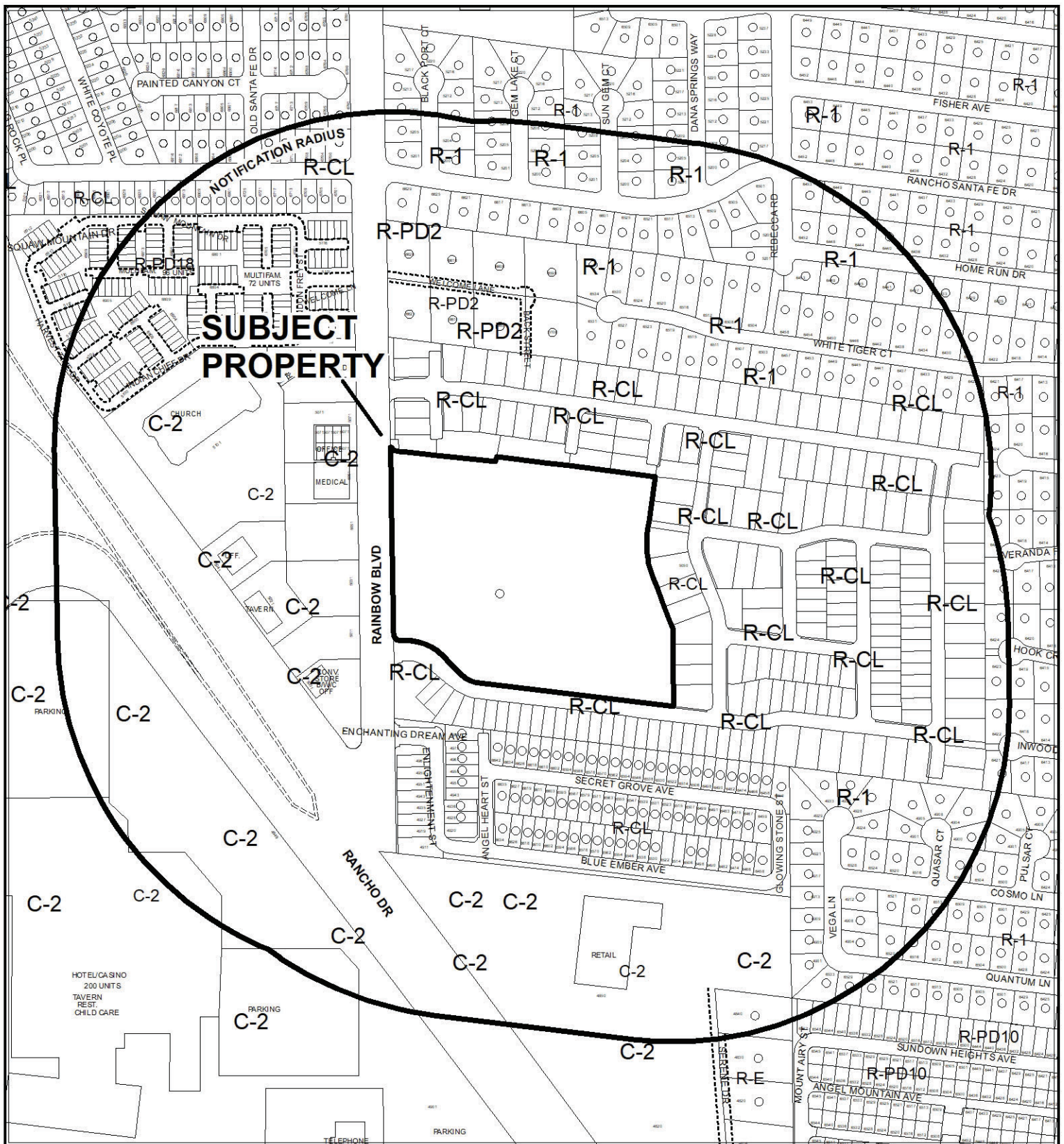
**FROM SC
TO H**

Submitted after final agenda
Date: 8/11/2022 Items: 30a-30c
Submitted by: Staff



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. 712-229-6301

Date: Wednesday, August 10, 2022



CASE: 22-0265

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



CASE: 22-0265

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

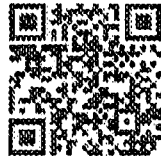
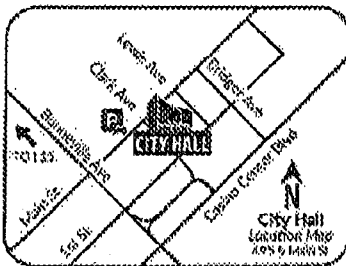
PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

RECEIVED
CITY CLERK

2022 AUG -9 P 12:41

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of 08/17/2022

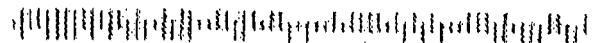


*HORRIBLE IDEA
& RUINS MY PROPERTY
VALUE COMPLETELY!*

22-0265
12534713021
CARLSON JEFFREY R.
20233 WHITE ROCK LOOP SW
CENTRALIA WA 98531

*NO,
NO,
NO!*

22 08/09/2022 12:38 PM

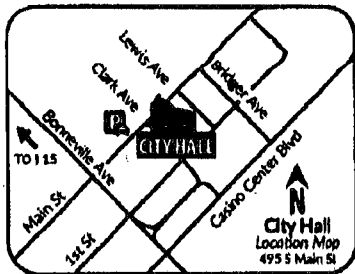


Submitted after final agenda

Items 30a-30c

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of 08/17/2022

RECEIVED
CITY CLERK

2022 AUG -9 P 2:24



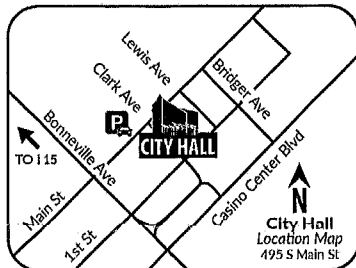
22-0265
12535310031
ALVIREZ FAMILY TRUST
ALVIREZ ANDRES S & LISA R TRS
6530 WHITE TIGER CT
LAS VEGAS NV 89130-1877

33 772747 1 69130



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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

33 PREPARED 08130

22-0265
12535417032
AQUINO ROBERT & RACHEL
6530 SECRET GROVE AVE
LAS VEGAS NV 89130

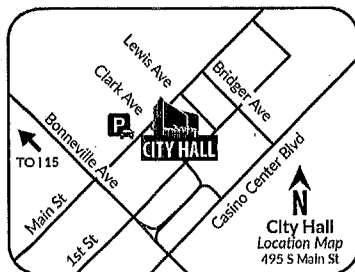
RECEIVED
CITY CLERK

2022 AUG 10 A 11:59

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

33 PREPARED 08130

22-0265
12535301010
RENNIE DONALD S FAMILY TRUST
RENNIE DONALD S TRS
5108 BACK ST
LAS VEGAS NV 89130-1809

- See Attached Letter.
- Please Forward To Councilwoman Florie

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

2022 AUG 11 P 12:30

5108 Back Street
Las Vegas, NV 89130-1809
9 August 2022

RECEIVED
CITY CLERK

2022 AUG 11 P 12:30

Las Vegas City Council
ATTN: Councilwoman Ward 6, Michele Fiore
495 South Main Street
Las Vegas, NV 89101

Subject: **Opposition to 22-0265, 22-0265-GPA1, 22-0265-ZON1, 22-0265-SDR1**

Dear Councilwoman Fiore:

I am writing to express my opposition to the application by Calida Residential, LLC for the above requested actions. My opposition is for the following reasons.

Background:

All the structures on North Rainbow from the intersection of North Rainbow Blvd and North Rancho Drive (across from the Santa Fe Hotel Casino) to Ann Road are no higher than 2 stories. With the exception of a small shopping area, with few stores, a private day care/pre-school, and the Santa Fe Condos, the structures are all single family residences of 1 or 2 stories along this corridor.

Opposition Points:

1. Calida wants to build a complex of 334 units consisting of **one** - 4 story apartment building, **one** - 3 story apartment building and **one** -1 story club house. Their development would not be appropriate to be in this residential area of predominately single family homes of 1 and 2 stories and the 2 story Santa Fe Condo complex.. The 4 story building would definitely be blatant eye sore to the neighborhood.
2. Calida states they will have 512 parking spaces for their complex. That will be totally insufficient. Many renters will have multiple people living with them with multiple vehicles per rental unit, including the renters of the single bedroom apartments. Where will the over flow parking go? On North Rainbow? Across North Rainbow into the small shopping area parking lot? Down Welcome Lane?
3. Traffic congestion on North Rainbow will become a nightmare of congestion. We now have the traffic from all the current single family residences, the Santa Fe Condos, the recently completed Mirage Landing development, the small shopping area, the private daycare/pre-school, and the soon to be completed 207 single family homes of the Dove Point and Dove Place developments.
5. Children residing in this proposed development will only add more students to the already

overly crowded Ernest May Elementary School, which already has portables on its campus on Torrey Pines.

5. Lake Mead is receding monthly and this development will only draw much more water from that shrinking resource. The lake is not currently refilling due to the long and protracted drought of Southern Nevada. This should be a major factor in denial of this project.

6. On 24 June 2022 on the 4 AM Fox news (channel 5), Clark County Commissioner. Michael Naft, discussed the possibility that the Commission might consider a proposal requiring all new apartment construction be required to set aside 10% of the total units as low income. For this Calida project that would mean 33 units. If this comes to fruition it could have a catastrophic impact on the local area for numerous reasons.

7. It appears, according to the proposed Calida landscaping plan, all the remaining pine trees on the former Siegfried and Roy property would be removed. These trees would at least provide some sort of a privacy barrier against this project for the close by family homes.

Suggestion for other uses of this 12 acre property:

1. This area could be better used as a park area for the current residents of the North Rainbow corridor as there is none in this vicinity. The closest parks are at Lone Mountain and Durango and Lone Mountain and the West 215 beltway.

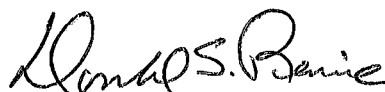
2. A two story multi-specialty medical/dental/physical therapy complex. Other than a single medical office on North Rainbow Blvd and a single dental office on North Rancho, north of Craig Road, there are no other medical/dental facilities in the area. This would be a great community asset for this growing area, especially for its senior citizen population.

3. A small community of 1/2 acre residential estate homes. This would greatly add to the area theme of single family homes of quality and would increase the value of existing properties..

4. A small mini-mall complex of individual stores. Currently this does not exist in this area to its full potential. This might stabilize and add more stores to the area located across North Rainbow Blvd from the property in question.

Thank you for your consideration of my concerns

Sincerely,



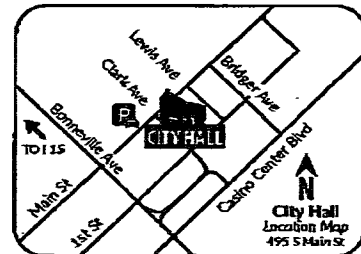
Donald S. Rennie, PhD, RN (Retired)
Colonel (Retired) Army Nurse Corps

RECEIVED
CITY CLERK

2022 AUG 15 A 7:32

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

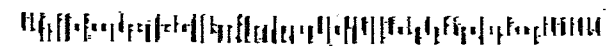
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1
City Council Meeting of **08/17/2022**

22-0265
12535212010
HAMM MICHELLE R
5204 BLACK PORT CT
LAS VEGAS NV 89130-1721

35 FRDMP 55150



Submitted after final agenda
Items 30a-30c

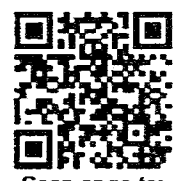
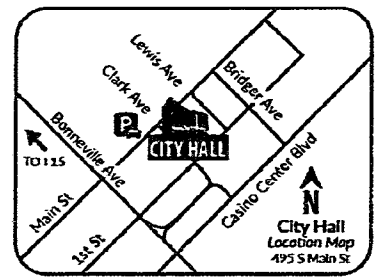
RECEIVED
CITY CLERK

2022 AUG 15 A 7 32

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

Return Service Requested
Official Notice of Public Hearing

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request



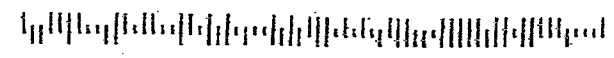
I OPPOSE
this Request

Please use available blank space on card for your comments.
22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of 08/17/2022

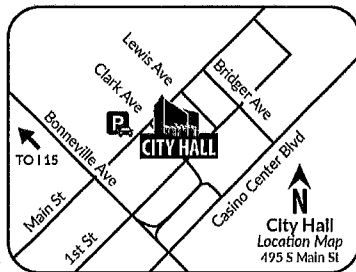
22-0265
12535310040
SKROVE ROBERTA J
6503 WHITE TIGER CT
LAS VEGAS NV 89130-1877

35 FRDPNP1 89130



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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

22-0265

12535310047

GUBATON ROSE LILY & NOEL

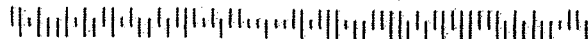
6433 WHITE TIGER CT

LAS VEGAS NV 89130-1876

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

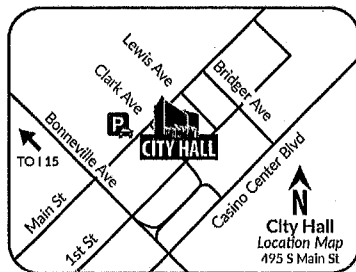
2022 AUG 15 P 1:14

33 PREP/MP 1 65130



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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

22-0265

12535310048

RICHARDS DAVID B & CANDIDA L

6429 WHITE TIGER CT

LAS VEGAS NV 89130-1875

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

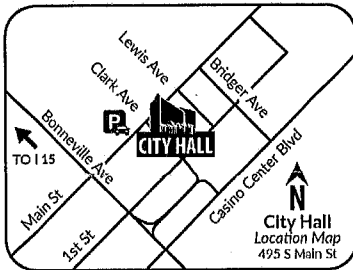
2022 AUG 15 P 1:14

33 PREP/MP 1 65130



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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



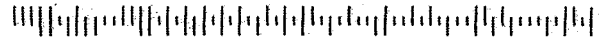
I OPPOSE
this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

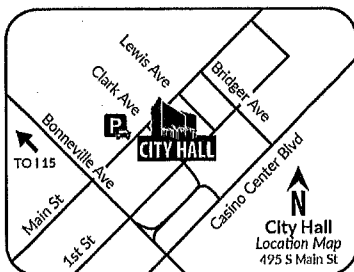
33 PREPARED 89130



*HAVE ANY OF YOU BOTHERED TO VISIT THIS AREA?
YOU KEEP ADDING DEVELOPMENT YET NEVER*

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

33 PREPARED 89130



*Proposal is not in the best
interests of the surrounding
neighborhoods and community*

Gary Ward

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

22-0265
12535417042
WARD GARY S & JOYCE E
6450 SECRET GROVE AVE
LAS VEGAS NV 89130

*FIX THE TRAFFIC FLOW
YOU TRY SITTING THROUGH
4-5 LIGHTS - JUST TO*

*TURN LEFT AS IT IS
NOW YOU WANT MORE?*

*JUST TRY TURNING LEFT
FROM RAINBOW ONTO RANCHO
50. OR FROM RANCHO 95 EXIT
ON TO RAINBOW*

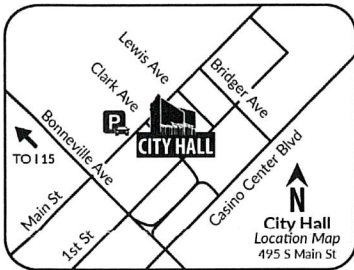
22-0265
12534714092
JASON JANI K
6900 INDIAN CHIEF DR # 102
LAS VEGAS NV 89130-3826

*THIS IS SIMPLY
VERY DUMB
PLANNING!*

2022 AUG 15 PM 1

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

22-0265

12535310098

BUSWELL TINA & BERNARD III

6421 INWOOD PARK CT

LAS VEGAS NV 89130-1881

FIRST CLASS



US POSTAGE PAID PITNEY BOWES

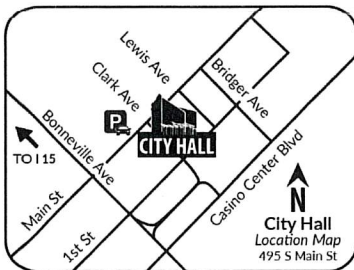


ZIP 89120
02 4W
0000362048

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

22-0265

12535213007

MILLIGAN FAMILY TRUST

5208 DANA SPRINGS WAY

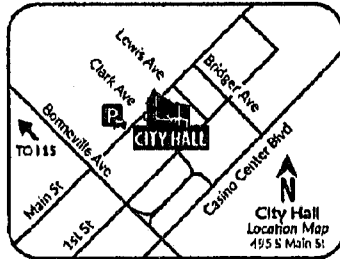
LAS VEGAS NV 89130-1726

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

* 1 of 3 pages

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

2022 AUG 15 P 2:50



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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of 08/17/2022

22-0265

12535310039

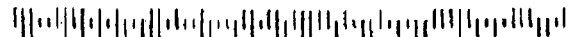
DODDS MICHELLE E TRUST

DODDS MICHELLE E TRS

6507 WHITE TIGER CT

LAS VEGAS NV 89130-1877

35 FROM 1 89130



Please Consider declining this project. Our neighborhood has already been hard hit with the R.A. Dove Point Project which has literally ruined our lives. Our home values are already declining and our privacy has been destroyed. Four stories/high density cannot be supported in the midst of the traffic problems already being created on Rainbow with the KB development and Dove Point. With this apartment ^{in 2 1/2 mile} building, there will be 4 driveways dumping onto Rainbow & all turning right to go through a neighborhood (Confetti). The increased traffic onto Rancho Santa Fe to Rebecca to Home Run will dump hundreds of cars onto Torrey Pines, right in the May Elementary School zone. The increased danger & potential harm to our children is

Michelle Doddsp.2

unconscionable!

There are so many other locations that would be better for Calida to build. The area where Texas Station and Fiesta are being torn down is ideal for a high-density complex and would have area to have enough parking for 334 apartments, unlike the smaller property of Siegfried & Roy's homes. The current plan does not even have enough parking spaces to accommodate a minimum of 2 vehicles per apartment, and the higher the number of bedrooms, the more vehicles will need parking space. There is no room for overflow onto Rainbow, and will cause the apartment residents to either park in the Dove Point area or across the street in the parking lot of several commercial businesses, as well as the very large church that is there as well.

Please consider

- 1.) Finding a new location;
- 2.) Lower the number of stories to 2 or at least 3 maximum;
3. Making this a beautiful green area to be a tribute to Siegfried & Roy for all they did for this city for decades. Tyler Whitney can represent the park idea to the trustees as a donation to the city on behalf of S. & R's estate. The employees hired Jay Pleggenkuhl, Landscape Architect, to draw up a plan for a

Michelle Doddsp.3

park in this area. It was presented some time ago to the Planning Commission, but I do not know what happened to it. I'm sure another plan could be drawn up if Mr. PleggenKahl's cannot be found.

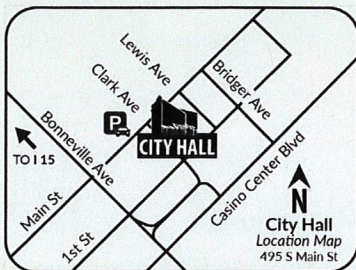
Please quit making decisions based solely on money. There are lives being impacted by every decision you make; lives of people already here in the valley, not the ones yet to move in!

Sincerely,

Michelle E. Dodds

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

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 Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like 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.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

City Council Meeting of **08/17/2022**

OPPOSE For the following reasons:

1. PARKING: Most families have at least 2 cars. Plus guests, There is Not enough street parking.

2. TRAFFIC: US 95 north EXIT at Rancho already gets backed up. Access to US 95 south from Frank RD is always congested as is.

3. NEIGHBORHOOD RESOURCES: PARKS, Rec Centers, walking 2022 AUG 15 PAID 27 334 units would increase loitering and wandering in the area.

4. ALTERS THE SPIRIT OF OUR COMMUNITY: This area prides itself on being single-family dwellings with a rural feel. High Density development will change the characteristic of our homesteads.

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

22-0265

12534713035

UENO PAMELA S

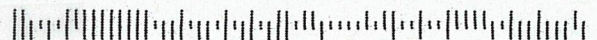
6808 INIDAN CHIEF DR UNIT 202

LAS VEGAS NV 89130

2022 AUG 15 P 1:28

RECEIVED
CITY CLERK

33 FROM 1 89130



From: [Office of the Mayor](#)
To: [City Clerk, Deputies](#)
Subject: FW: CLV Contact Form: Mayor
Date: Monday, August 15, 2022 2:44:06 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

For the record, please. Thank you.

Lora Kalkman

Special Assistant to Mayor Goodman

Office of the Mayor

702-229-6241

495 S. Main St. | Las Vegas, NV 89101



lasvegasnevada.gov



City Hall is closed on Fridays

From: Contact the City Form <noreply@formstack.com>
Sent: Friday, August 12, 2022 4:51 PM
To: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>
Subject: CLV Contact Form: Mayor

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



Formstack Submission For: [Contact the City](#)

Submitted at 08/12/22 4:51 PM

Who to contact?: Mayor

Your name: Teresa and Craig Jidov

Comments:

Dear Mayor Goodman,

This is in regard to rezoning requests: 22-0265; 22-0265-GPS1; 22-0265-ZON1; 22-0625-SDR1.

We've lived in our home on the property Southeast of this project for 29 years. High density three-four story apartments are completely out of character with this community. All of the homes on the north, east and southeast corner are one story homes. Our development and the newer development on the south also have two-story homes.

The architecture of these neighborhoods is more traditional and Southwest. The proposed building is industrial in style, unlike any other nearby buildings, including the Santa Fe Hotel. A four-story apartment building is way too tall and will overpower the look and feel of the nearby neighborhoods.

Three other apartment buildings exist on Lone Mountain and at the corner of Rainbow and Lone Mountain, approximately 0.6 miles. This complex is too close to these existing apartments.

The proposed 346 apartment, 1, 2 and 3-bedroom complex has the potential for over 500 plus people and 500 plus cars. The number of children to be expected, in addition to the currently incomplete Richmond America homes, will overwhelm already overcrowded schools. Traffic is a concern on Rainbow, but also for cars and foot traffic going to the elementary school due east on N. Torrey Pines. The most direct route is through the residential neighborhood to the north (W. Rancho Santa Fe Dr. right on N. Rebecca, left on W. Home Run Dr. to Torrey Pines Dr.) causing a negative environmental impact to the neighborhood. Traffic and environmental studies should be conducted before approval is given to a development of any type. Southern Nevada Water Authority recently advised of more pending water restrictions and conservation. In light of this, should this type of high density development be permitted?

We strongly oppose this rezoning request and ask you to vote NO. Our sincere thanks.

Phone: (702) 656-3573

Email: gotclassinlv@gmail.com

Copyright © 2022 Formstack, LLC. All rights reserved. This is a customer service email.

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