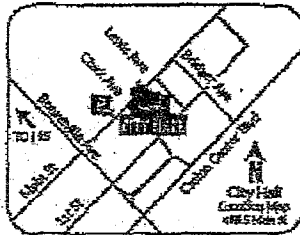


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas, Department of Community Development
495 South Main Street
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 Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-5405.

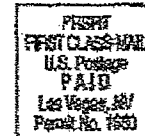


I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
22-0483 and 22-0483-GPA1 and 22-0483-ZON1 and 22-0483-
VAR1 and 22-0483-TMP1
Planning Commission Meeting of 10/11/2022



22-0483
12624401019
BILL TOWER INVESTMENT TRUST
PARKER ROBERT JEFFREY TRS
380 RANCHO ROSARIO CT
LAS VEGAS NV 89138

Submitted after final agenda

27a-d

City of Las Vegas
Department of Community Development
Planning Commission

November 1, 2022

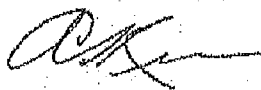
This documents our objections to the requested General Plan Amendment, Rezoning, and Variance of APN 126-25-101-010. We do not support requests 22-0483 and 22-0483-GPA1 and 22-0483-ZON1 and 22-0483-VAR and 22-0483-TMP1.

We are in opposition to the approval of any development pursuant to the request for medium low density residential housing on this property. The plan for 40 homes on the 5.83 acres is unacceptable to us.

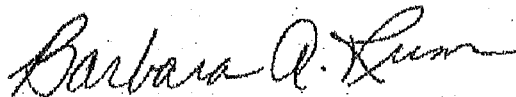
There are numerous reasons for our objections, some are listed here:

- The site is too small to continue with and support the continuity of the established homes in the adjacent areas
- The lot size is much smaller than that which exists in developments adjacent to this site
- The streets are narrow and would be a point of congestion and a safety concern
- The lot size would require the erection of a 2 or 3 story home on the 3000 sq. ft. lot sizes. This construction would not allow for homes of the same or similar character to be built
- The streets would not allow for emergency vehicles to proceed nor turn around while providing services, especially in the hammerhead or T section
- The additional traffic on Launch Pad Alpine Ridge and surrounding major streets would result in congestion and noise concerns to existing home owners
- The high-density nature of this new development would result in on-street parking in already tight street design
- The erection of 2000 sq ft homes on 3000 sq ft lots would almost require a zero clearance homes be built with little if any recreational on-lot space for residents

Thank you for your consideration of our concerns,



Anthony J. Rum



Barbara A. Rum

10457 Mount Mitchell Ct Las Vegas, NV 89149

27 a-d
P

Emily Wetzstein

From: noreply@formstack.com
Sent: Monday, November 14, 2022 4:03 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 11/14/22 4:03 PM

Meeting Date:	Tuesday, November 15, 2022
Project Number:	44-0483
Position:	I OPPOSE the project and all related applications.
Name:	Charles Gellner
Residential or Business Address:	6388 Cascade Range Steet Las Vegas , NV 89149
Phone:	(702) 378-1962
Email:	chipncairo@gmail.com

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

27a-d
P

Emily Wetzstein

From: noreply@formstack.com
Sent: Monday, November 14, 2022 9:07 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 11/14/22 9:07 AM

Meeting Date:	Tuesday, November 15, 2022
Project Number:	22-0483
Position:	I OPPOSE the project and all related applications.
Name:	Suaune Myers
Residential or Business Address:	6346 Cascade Range St Las Vegas, NV 89149
Phone:	(314) 882-9115
Email:	sc.myers@yahoo.com
Comments:	The size of the lots proposed and the size of the homes are not in harmony with the surrounding homes and neighborhoods.

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27a-d
p