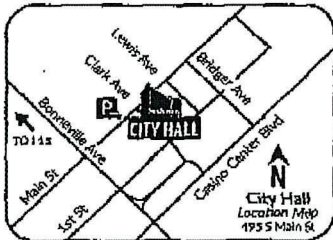


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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

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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

55 RECEIVED 1 55 1 43

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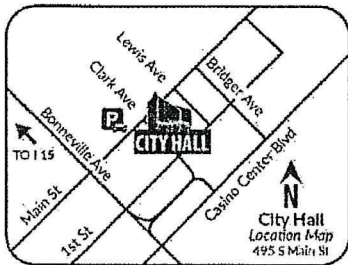
22-0483
12625112028
FRETER JERRY D & MICHELLE L
10493 MOUNT OWEN CT
LAS VEGAS NV 89149



42a-dp

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

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22-0483

12625212012

K H 75 FAMILY TRUST

HANOFF KEITH JAMES & HEATHER DIAN
TRS

6182 GOLDEN AROWANA WAY
LAS VEGAS NV 89149

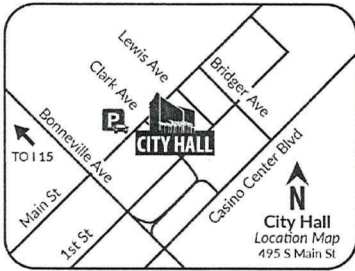
33 HRCFNF 1 03143



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

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I SUPPORT
this Request



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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

35 HRCFNP1 89166

THIS HAS THE
POTENTIAL
OF INCREASING THE
TRAFFIC IN THE AREA
BY AT LEAST 25%
THERE IS ALREADY TOO
MUCH TRAFFIC IN THE
AREA I SEE NO
BENEFIT OF THE
PROPOSAL

22-0483

12624412021

WOOD FAMILY REVOCABLE LIVING
TRUST

WOOD DENNIS MERLIN & DENISE DAVIS
TRS

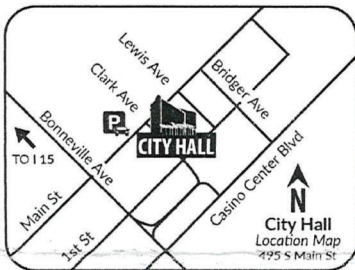
6422 CAMERON PARK ST
LAS VEGAS NV 89166

27a-d



City of Las Vegas, Department of Community Development
495 South Main Street
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I SUPPORT
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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

35 HRCFNP1 89149

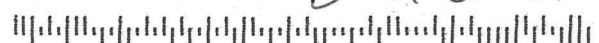
22-0483

12625110008

DAVIS MICHAEL M & LORIE A TRUST
DAVIS MICHAEL M & LORIE A TRS

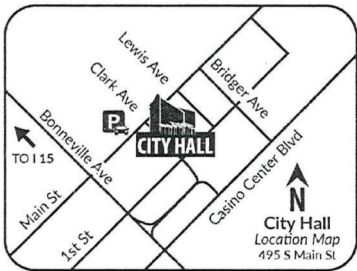
6278 GALILEO DR
LAS VEGAS NV 89149-1385

27a-d



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

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☐ I SUPPORT
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Planning Commission Meeting of 10/11/2022

33 HRCFNP1 89149



*THIS SHOULD REMAIN
LOW DENSITY RESIDENTIAL
IS A RNP PROTECTED
AREA AND PLEASE
KEEP IT THE SAME*

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City of Las Vegas
Department of Planning

22-0483

12625110009

MCCABE FAMILY TRUST

MCCABE GREGORY A & BETSY R TRS

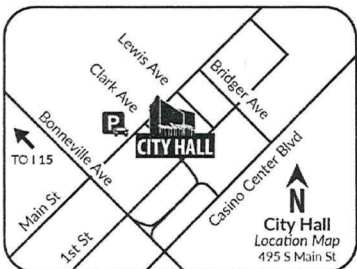
6262 GALILEO DR

LAS VEGAS NV 89149-1385

27a-d

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
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Planning Commission Meeting of 10/11/2022

33 HRCFNP1 89149



LAS VEGAS NV 890

5 OCT 2022 PM 3 L



**ENERGY
ACTION
MONTH**

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*• Traffic Congestion
• High School
• Commercial
Traffic
• Limited Access
• Too High Density*

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City of Las Vegas
Department of Planning

22-0483

12625210013

COLLINS TRUST

COLLINS JOHN C TRS

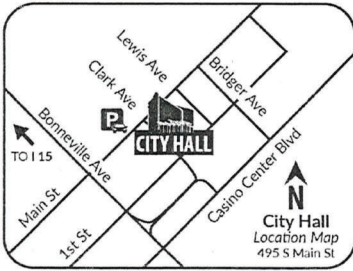
6140 GALILEO DR

LAS VEGAS NV 89149-1386

27a-d

City of Las Vegas, Department of Community Development
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Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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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

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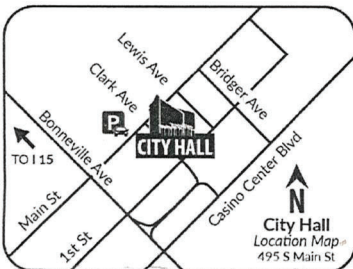
22-0483
12625112031
HARRIS TRUST
HARRIS LINDA M TRS
10433 MOUNT OWEN CT
LAS VEGAS NV 89149

27a-d



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Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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Planning Commission Meeting of 10/11/2022

33 HRCFNP1 63143

Space needs to match surrounding neighborhoods. 10,000 sq ft lots minimum. 1 story

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CITY OF LAS VEGAS
Department of Planning

22-0483
12625112015
J C C S FAMILY REVOCABLE LIVING TRUST
FINK JASON PAUL & CHRISTIN LYNN TRS
10497 MOUNT MITCHELL CT
LAS VEGAS NV 89149

27a-d



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Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

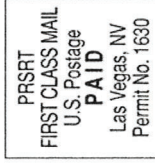
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Planning Commission Meeting of 10/11/2022

33 SEP 14 2022



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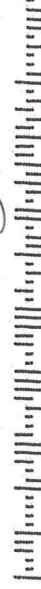
City of Las Vegas
Department of Community Development

22-0483

12625112016

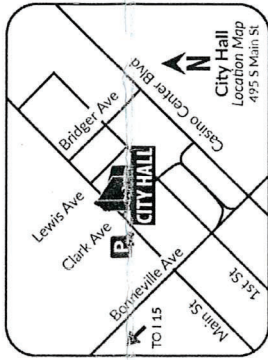
WADE BRIAN P & MELISSA L
10487 MOUNT MITCHELL CT
LAS VEGAS NV 89149

27ad



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495 South Main Street
Las Vegas, Nevada 89101

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

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Planning Commission Meeting of 10/11/2022

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City of Las Vegas
Department of Community Development

22-0483
12624411030
CHASSEREAU FAMILY TRUST
CHASSEREAU SCOTT E & DIEDRA J TRS
10627 MENTESANA AVE
LAS VEGAS NV 89166

27a-d



We the undersigned residents of adjacent subdivisions hereby protest the development, as proposed, of the 5.83 acre parcel on the south side of Centennial Parkway and west of Alpine Ridge Way, for the following reasons:

1. The Owner purchased a parcel that cannot accommodate his proposed project. The owner either failed to do basic developer due diligence or knew the underlying conditions for development of this parcel per the City general plan and zoning code and blatantly disregarded them with the intent to bulldoze the neighbors. In any event, the Owner should not be rewarded for predatory development actions nor should the neighbors bankroll his windfall by absorbing significant impacts to the character of their property and the neighborhood.
2. OPPOSED to 22-0483-GPA1 which proposes to change the classification of the parcel from L (low density residential) to ML (medium low density residential). The current classification is appropriate and maintains the character and compatibility with the adjacent subdivisions. The general plan was analyzed and proposed by expert planning staff at the City and adopted by the Council. This developer intends to throw out that thoughtful analysis and measured consideration of the Council in order to simply maximize his profit margin at the neighbors' expense. What is the point of residents participating in City planning processes if they are going to be completely ignored by developers?
3. OPPOSED to 22-0483-ZON1 Rezoning the parcel from U (undeveloped) to R-CL (residential compact lot). This is a completely outrageous proposal. Going from a vacant parcel adjacent to low density rural estates to extremely high density as small as 3000 sq. ft. lots where zero lot lines are allowed is an incompatible and inappropriate land use transition. This incompatibility would result in devaluing houses in the adjacent subdivisions which would lead to reduced Personal Property Taxes and less revenue for the city. This density also deprives residents of any open space or safe areas for children to play as there are no parks or open spaces where these homeowners and their children can safely access. At most, the City should only consider rezoning this parcel to R-D residential development with low density large lots a minimum of 10,000 sq. ft. This would be an appropriate land use transition and compatible with the character of the adjacent subdivisions. Also, no three story or two story homes should be allowed in this subdivision in order to be compatible with existing residential development. At the very least the property owners to the east (Constellation Estates and Emerald Ridge on Alpine Ridge) and the unnamed subdivision to the south should be protected by prohibiting three story or two story homes along that shared property line.
4. OPPOSED to 22-0483-VAR1 to allow a lower connectivity ratio and allow stub streets instead of cul-de-sacs or hammerheads. Again, this serves no public purpose and is incompatible with the best thought plans of professional planning staff and the Council when it adopted these requirements. It only serves to increase density and the profit margin of this developer. This request should be denied.
5. OPPOSED to 22-0483-TMP1 a tentative map for a 40 lot single family residential subdivision. Again, this is incompatible with the adjacent subdivisions and in complete defiance of the City's General Plan and Zoning Code. The proposed subdivision is too dense, allowable lots sizes are too small, and there is no proposed open space or play areas in the subdivision. At most, the City should only consider rezoning this parcel to R-D residential

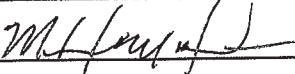
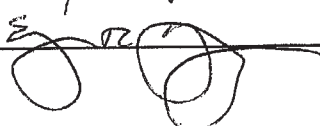
42a-d P
Pg 1 of 11

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6. Finally, while we strongly oppose every one of the owner's requests for rezoning, variance and tentative map, we expect at the bare minimum the following "If Approved" conditions will be applied to the project:

- Require a traffic study and traffic circulation plan; including a safe routes to school analysis
- Retain as low density residential development
- Minimum 10,000 sq. ft lots
- No three story or two story homes in the subdivision
- Minimal street lights to maintain the neighborhood's rural character, reduce light pollution and lessen impacts to bats and other wildlife species; subdivision shall use monument lighting and carriage lights instead
- Increase common areas and open space within the subdivision to promote safe outdoor recreation for residents and outdoor play for children
- Increase tree canopy and landscaping buffer to reduce urban heat island effect and more effectively transition from existing neighborhoods to this new subdivision
- Neighborhood meeting for a design review as a public hearing in front of the Planning Commission and/or City Council

In conclusion, please do not let this developer completely disregard the City's general plan and zoning code. The owner knew, or should have known, what the underlying zoning and development requirements would be at the time the parcel was purchased. Please do not let this developer's wild speculation be rewarded at the expense of the neighbors. Please uphold the existing general plan classifications, zoning and development standards.

NAME	ADDRESS
LORIE A. Davis	6278 Galileo Dr. LV, NV. 89149
	6278 GALILEO DR. LV, NV 89149
	6261 GALILEO DR LV, NV 89149

42a-d
pg 2 of 11

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NAME

ADDRESS

TRACI PERALTA

6232 CAPE CHARISMA CT

ROBERT PERALTA

LV NV 89149

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NAME

ADDRESS

R. A. [Signature]

6175 Rocketman Circle

Merna Wood

6156 Rocketman Cir.

Will B. [Signature]

6138 Rocketman Cir

42a-d
pg 4 of 11

NAME	ADDRESS
CHARLES SUTHERLY	6370 BUZZ ALDRIN DR.
Scott Shuman	6380 Buzz Aldrin Dr
ROBERT KOSKOFF	6330 BUZZ ALDRIN DR.
DAVID REYES	6310 Buzz Aldrin Dr.
Brigid Reyes	6310 Buzz Aldrin Dr
JOEL Logan	6245 GALILEO DR, LV, AZ 89149
Heanne Deeds	6245 Galileo DR. LV, 89149
Helena A. Mandarino	10425 Mission Control Ave 89149
Todd A. Gilbertson	10425 Mission Control Ave 89149
Al Natalie Gilbertson	10425 Mission Control Ave 89149
Rachel Payne	6295 Cape Canaveral Court Las Vegas NV 89149
Travis Payne	6295 Cape Canaveral Court Las Vegas NV 89149
Mick Turner	6195 Galileo Dr. LV NV 89149
Sandi Turner	6195 Galileo Dr. LV NV 89149
Nicole Bosshardt	6176 Galileo Dr, LV NV 89149
Rick Bosshardt	6176 Galileo DR, LV NV 89149
Kurt Knappel	6264 Cape Canaveral Ct LV NV 89149
Richard Jensen	6222 Buzz Aldrin Dr LV NV 89149
Maria H. Jensen	6222 Buzz Aldrin Dr LV NV 89149
Leslie Woolford	6251 Buzz Aldrin Dr LV NV 89149
Robt Woolford	6251 Buzz Aldrin Dr LV NV 89149
Sharon D'Adda	6331 BUZZ ALDRIN DR. LV NV 89149
MARIA RIVAS	6211 BUZZ ALDRIN DR, LV 89149
Sylvia LATTERI	6211 BUZZ ALDRIN DR, LV 89149
AURELIO DELGADO	6211 BUZZ ALDRIN DR LV 89149
Pau E. Minto	6229 Galileo Dr. LV 89149
Donna L. Minto	6229 Galileo Dr LV 89149

NAME

ADDRESS

Arial DUNSON	6213 Galileo Drive
Don & Tracy Page	6177 GALILEO DRIVE
Peter + Michele Landensack	6105 Galileo Dr
Edward & Levy	6158 Galileo Dr
Monica Levy	6158 Galileo Dr
DALE Boskovich	6159 Galileo Dr
ABNER KREMLA	6263 CAPE CANAVERAL CT
Teff Austin	6279 Cape Canaveral Ct
JOHN HARDY	6286 CAPE CANAVERAL CT
CHARLES L. BIBBERT	6215 CAPE CANAVERAL CT
Suzzy Lakatos	6216 Cape Canaveral
John Olsen	6230 Galileo Drive
Marion Huber	6246 Galileo Drive
Herma A. Henson Sr	6246 Galileo Drive
Jamie Stehlow	6141 Galileo Dr.
Raymond Gombow	10445 MISSION CONTROL AVE
Ad Ambow	10445 Mission Control Ave
Patricia Sanford	6247 Cape Canaveral Ct.
Ken Kahlert	6247 Cape Canaveral Ct.
Vicky Claymore	6282 Buzz Aldrin Dr
Sam M. Clayton	6282 BUZZ ALDRIN DRIVE
Jan Marietta Poff-Hay-Jones	6242 BUZZ ALDRIN DRIVE
Yecenia Uriarte	6242 BUZZ ALDRIN DRIVE.
Patricia O'Leary	6271 Buzz Aldrin Dr.
Patricia M. O'Leary	6271 Buzz Aldrin Dr.
Michael I. Dean	6311 Buzz Aldrin Dr
Jordan Li Alvarado	6390 BUZZ ALDRIN DR

42a-d
Pg 60 of 11

NAME

ADDRESS

Cuborah L. Richardson

6103 N Rocketman Circle

Ronald W. Richardson 6103 Rocketman Circle

Hege Lambert

6102 Rocketman Circle

Mike Lett

6102 Rocketman Circle

Cas, Bail

6100 Rocketman Circle

Mike Rosman

6157 Rocketman Circle

NAME

ADDRESS

Wm R. Hinrichs	6122 Galileo Dr
Teresa Hinrichs	6122 Galileo Dr
Jenny Steele	6391 Buzz Aldrin
Cindy Johnson	6294 Galileo Dr.
Charles Johnson	6294 Galileo Dr
Justin Hernandez	6174 RocketMan cir
April Hernandez	6174 RocketMan cir
SEAM SUK	6293 GALILEO DR
LORRAINE SUK	6293 GALILEO DR
Drew Bowles	6293 GALILEO DR
Laura Bowles	6293 GALILEO DR
KIRSI DRAGOSLJIVICH	6214 GALILEO DR
JERRY DONOHUE	6214 GALILEO DR
Shirley O'Brien	6277 Galileo Dr
Timothy P. O'Brien	6277 Galileo Dr
ANGIE YAN GA	6261 GALILEO DR.

development with low density large lots a minimum of 10,000 sq. ft. This would be an appropriate land use transition and compatible with the character of the adjacent subdivisions and give ample open space to residents and children from the neighborhood. Also, no three story or two story homes should be allowed in order to be compatible with existing residential development. At the very least the property owners to the east (Constellation Estates and Emerald Ridge on Alpine Ridge) and the unnamed subdivision to the south should be protected by prohibiting three story or two story homes along that shared property line.

6. Finally, while we strongly oppose every one of the owner's requests for rezoning, variance and tentative map, we expect at the bare minimum the following "If Approved" conditions will be applied to the project:

- Require a traffic study and traffic circulation plan; including a safe routes to school analysis
- Retain as low density residential development
- Minimum 10,000 sq. ft lots
- No three story or two story homes in the subdivision
- Minimal street lights to maintain the neighborhood's rural character, reduce light pollution and lessen impacts to bats and other wildlife species; subdivision shall use monument lighting and carriage lights instead
- Increase common areas and open space within the subdivision to promote safe outdoor recreation for residents and outdoor play for children
- Increase tree canopy and landscaping buffer to reduce urban heat island effect and more effectively transition from existing neighborhoods to this new subdivision
- Neighborhood meeting for a design review as a public hearing in front of the Planning Commission and/or City Council

In conclusion, please do not let this developer completely disregard the City's general plan and zoning code. The owner knew, or should have known, what the underlying zoning and development requirements would be at the time the parcel was purchased. Please do not let this developer's wild speculation be rewarded at the expense of the neighbors. Please uphold the existing general plan classifications, zoning and development standards.

NAME	ADDRESS
Ronald James Cornman	6168 Golden Arrowana Way
Aileen Cornman	6168 Golden Arrowana Way
Stephen C. Soto	6143 GOLDEN Arrowana wy

Hand
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NAME

ADDRESS

NAME	ADDRESS
Ryan Sotelo	6143 Golden Arowana way
Jim Cunningham	6171 Golden Arowana Way
Mawreen Cunningham	6171 Golden Arowana Way
Simoneau Robison	6157 Golden Arowana Way
Deniece Robison	6157 Golden Arowana Way
Chris Huseman	6112 Golden Arowana Way
Lauren Huseman	6112 Golden Arowana Way
Mark Barriault	6129 Golden Arowana Way
Hiroshi Barriault	6129 Golden Arowana Way
Margaret P. Kelly	6196 Golden Arowana Way
IKE WONG	6196 GOLDEN AROWANA WAY
Russell Lence-Terry	6140 Golden Arowana Way
STEPHEN E. SOTELLO	6143 GOLDEN AROWANA WAY
RICHARD LUTHER	6120 Golden Arowana Way
CAROLINE LUTHER	6120 Golden Arowana Way
Jana Buckley	6185 Golden Arowana Way
Kevin Buckley	6185 Golden Arowana Way

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NAME	ADDRESS
Halley & Larry Pabst	6318 Cascade Range St.
Larry PABST	6318 CASCADE Range St
John H. HARRIS	6304 CASCADE Range

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To the Board of Commissioners:

Planning Commission meeting: June 13, 2023, Centennial & Shaumber (Residential) Abeyance

Case: 22-0483 ; Assessor's Parcel Number: 176-20-10-001

The City of Henderson wouldn't think of putting high density housing developments in among the neighborhoods of Anthem, or Regency Hills. Summerlin wouldn't do that in Summerlin West. There are no lots in Centennial Hills, on the south side of the freeway, of 4,000 square feet, or in Lone Mountain Park for that matter. You have to drive miles away from the proposed site to find one. Yet this developer not only is proposing to do that, he is making that proposal with the full knowledge that the City and the County have a good faith agreement in place that the houses to be built on this plot are to be on lots of at least 10,000 square feet minimum.

The developer probably has a cookie cutter tract home architectural plan he wants to use, but that is none of our concern. He can build quality homes on larger lots at this site and make a nice profit. The homes surrounding this location are selling for \$800,000, or more.

I believe the local residents have been very reasonable in our reaction to this proposal. We are just asking that this development conforms to the standards of the surrounding neighborhoods. And putting in low-cost housing is not in this neighborhoods' best interest. I believe that we could accept a lot size of less than 10,000 square feet, but on the upper half of that figure, say, 7,000 or 8,000 square feet. But not in the 4,000 to 5,000 square foot range being offered, and surely not 3,700 as one lot exists on the current plans. Knowing that the original agreement was for 10,000 square feet, it is disingenuous to submit a plan with lots that small.

I hope you will do the right thing and reject this developer's less than good faith offer. Please protect your constituents.

Sincerely,

Kevin Buckley

Kevin and Jana Buckley

RECEIVED

JUN 12 2023

City of Las Vegas
Department of Planning

Submitted after final agenda

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