

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

Submitted at City Council

Date 7/19/23 Item 70-70d

By: Timothy O'Brien

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	
Russell K. Gaby	10447 Mt Mitchell Ct	89149
Virginia D. Gaby	10447 Mount Mitchell Ct	89149
Lawrence Gibbons	6374 Cascade Range St	89149

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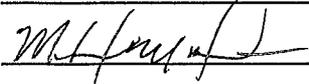
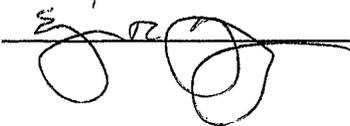
NAME	ADDRESS
Ronald James Cornman	6168 Golden Arrowana Way
Aileen Cornman	6168 Golden Arrowana Way
Stephen C. Soto	6143 GOLDEN Arrowana wy

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

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NAME

ADDRESS

TRACI PRIBYL

6232 CAPE CANAVERAL CT

ROBERT PRIBYL

LV NV 89149

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NAME	ADDRESS
Halley & Larry Pabst	10318 CASCADE RANGE ST
LARRY PABST	6318 CASCADE RANGE ST
JOHN HOWARD	6304 CASCADE RANGE

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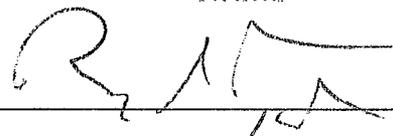
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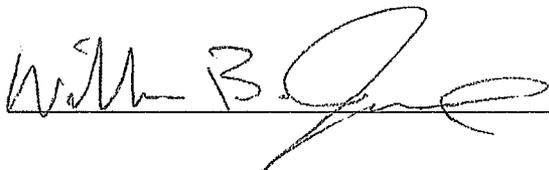
ADDRESS



6175 Rocketman Circle

Merina Wood

6156 Rocketman Cir.



6138 Rocketman Cir

## NAME

## ADDRESS

NAME	ADDRESS
CHARLES SYDBERRY	6370 BUZZ ALDRIN DR.
<del>Scott Shroyer</del>	6380 Buzz Aldrin Dr
ROBERT KOSKOTA	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
<del>Natalie</del> 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 Kappel	6264 Cape Canaveral Ct LV NV 89149
Richard Jensen	6222 Buzz Aldrin Dr LV NV 89149
Mariah Jensen	6222 Buzz Aldrin Dr LV NV 89149
Leslie Woolford	6251 Buzz Aldrin Dr LV NV 89149
Robt Worejunt	6251 Buzz Aldrin Dr LV NV 89149
<del>Samuel</del>	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

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
Jeff Austin	6279 Cape Canaveral Ct
John Hardy	6286 CAPE CANAVERAL CT
Charles L. Bibbert	6215 CAPE CANAVERAL CT
Judy Lakatos	6216 Cape Canaveral
Ibra Olsen	6230 Galileo Drive
Manu Hester	6246 Galileo Drive
Herma A. Hester Sr	6246 Galileo Drive
Jamie Strehlow	6141 Galileo Dr.
Raymond Gansow	10445 MISSION CONTROL AVE
Ad Dambow	10445 Mission Control Ave
Patricia Sanford	6247 Cape Canaveral Ct.
Vincent Hoff	6247 Cape Canaveral Ct.
Vicky Claymore	6282 Buzz Aldrin Dr
Greg M. O'Leary	6282 BUZZ ALDRIN DRIVE
Greg H. O'Leary	6242 BUZZ ALDRIN DRIVE
Yecenia O'Leary	6242 BUZZ ALDRIN DRIVE.
Patricia O'Leary	6271 Buzz Aldrin Dr.
Patrick M. O'Leary	6271 Buzz Aldrin Dr.
Michael Dean	6311 Buzz Aldrin Dr.
Jordan Li Alvarado	6390 BUZZ ALDRIN DR

NAME

ADDRESS

NAME	ADDRESS
Barbara Lum	
<del>Adrian</del>	10457 MOUNT MITCHELL CT
Linda Harris Lewis	10433 Mount Owen Court
<del>Adrian</del>	10453 Mount Owen Ave
Brett Campbell	10473 Mount Owen Ct
JERRY FRETER	10493 MOUNT OWEN CT
Reymundo Rocha	10454 Mount Owen Ct
ABOY KAMARA	10442 MOUNT DIVEN CA
Matthew Heese	10430 Mount Owen Ct
Russell Thompson	10437 Mount Mitchell Ct.
Lauren Sanders	10437 Mount Mitchell Ct
MARK CESENA	6360 CASCADE RANGE ST
Leslie Cesena	Leslie Cesena 6360 Cascade Range St.
Carl Myers	6346 Cascade Range St
Saune Myers	6346 Cascade Range St
ROBERT CARNABY	10477 MOUNT MITCHELL CT
Sharon Carnaby	10477 Mount Mitchell Ct
Michelle Wae	10487 Mount Mitchell Ct
<del>Michelle</del>	10487 MOUNT MITCHELL CT
In Fik	10497 MOUNT MITCHELL CT
<del>Michelle</del>	10461 MOUNT MITCHELL CT
<del>Michelle</del>	10476 MOUNT MITCHELL CT
<del>Michelle</del>	10476 MOUNT MITCHELL CT
<del>Michelle</del>	10446 MOUNT MITCHELL CT
<del>Michelle</del>	10430 MOUNT MITCHELL CT
<del>Michelle</del>	6332 Cascade Range St
Melane Case	6332 Cascade Range St
Neussaruna	10466 Mount Owen Court.
Belt	10466 Mt Owen Ct. LVN 89119
Jenny Heese	10430 Mount Owen Ct. LVN 89149

NAME

ADDRESS

NAME	ADDRESS
Ryan Sotelo	6143 Golden Arowana way
Jim Cunningham	6171 Golden Arowana Way
Mawteen Cunningham	6171 Golden Arowana Way
Juanmaurice Robuisoi	6157 Golden Arowana Way
Jemence Robuisoi	6157 Golden Arowana Way
Chris Huseman	6112 Golden Arowana Way
Lauren Huseman	6112 Golden Arowana Way
Mark Barrienaull	6129 Golden Arowana Way
Hiromi Barrienaull	6129 Golden Arowana Way
Margaret P. Kelly	6196 Golden Arowana Way
IKE WONGNA	6196 GOLDEN AROWANA WAY
Russell Lence-Tony	6140 Golden Arowana Way
STEPHEN E. SOTELO	6143 GOLDEN AROWANA WAY
RICHARD LUTTIQER	6120 Golden Arowana Way
CAROLINA LUTTIQER	6120 Golden Arowana Way
Jana Buckley	6185 Golden Arowana Way
Karin Buckley	6185 Golden Arowana Way

## NAME

## ADDRESS

Wm R. Hinrichs	6122 Galileo Dr
Teresa Hinrichs	6122 Galileo Dr
Jeanne 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 SUWK	6293 Galileo Dr
Lorraine Suwk	6293 Galileo Dr
Dale Bowles	6293 Galileo Dr
Lana Bowles	6293 Galileo Dr
KIRSI DRAGOSLJIVICH	6214 GALILEO DR
JERRY DONOHUE	6214 GALILEO DR
Shyles O'Brien	6277 Galileo Dr
Timothy P. O'Brien	6277 Galileo Dr
ANGELICA YANCA	6261 GALILEO DR.
James Wunderlin	6104 Galileo Dr
Christine Wunderlin	6104 Galileo Dr

NAME

ADDRESS

Cabera L. Richardson

6103 N Rocketman Circle

Ronald J. Richardson

6103 Rocketman Circle

Hege Lambert

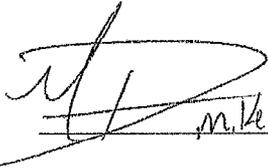
6102 Rocketman Circle

Mike Lett

6102 Rocketman Circle

Casy Burt

6100 Rocketman Circle

  
Mike Rossman

6157 Rocketman Circle

NAME

Lydia Gibbons

ADDRESS

6374 Cascade Range St



TANEY ENGINEERING  
6030 S. JONES BLVD.  
LAS VEGAS, NV 89118

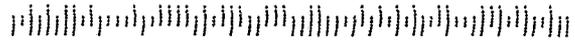


## Neighborhood Meeting

DAVIS MICHAEL M & LORIE A TRUST  
DAVIS MICHAEL M & LORIE A TRS  
6278 GALILEO DR  
LAS VEGAS NV 89149-1385

Cases: 22-0483, 22-0483-GPA1, 22-0483-ZON1, 22-0483-VAR1, 22-0483-TMP1  
Cases scheduled tentatively for: **May 9<sup>th</sup>, 2023 Planning Commission Meeting**

89149-138578



*I talked to Jeremiah 4-10-23 1:20 pm No on this many houses*

Application Information *OK 1 story our lot size* Application Location

Assessor's Parcel Number: 176-20-101-001

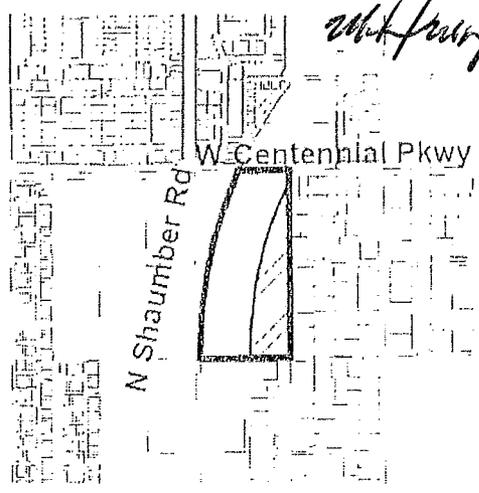
17-0483 - PUBLIC HEARING - APPLICANT: UMER MALIK - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on a 5.83 acre portion of 16.89 acres on the south side of Centennial Parkway, approximately 675 feet west of Alpine Ridge Way (APN 126-25-11-010), Ward 4.

17-0483-GPA1 - GENERAL PLAN AMENDMENT - FROM LOW DENSITY RESIDENTIAL TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

17-0483-ZON1 - ZONING - FROM: U (UNDEVELOPED) TO: CL (SINGLE FAMILY COMPACT-LOT)

17-0483-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED

17-0483-TMP1 - TENTATIVE MAP - FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION



The proposed project may not pertain to the entire highlighted project site.

**Neighborhood Meeting Information**

Location: Centennial Hill YMCA  
6601 North Buffalo Drive  
Las Vegas, Nevada 89131

Date/Time: Friday, April 21<sup>st</sup>, 2023 at 5:30p.m.  
Contact: Jeremiah Delci-Johnson, (702) 362-8844

This meeting will be conducted by the applicant for the citizens to be informed and provide feedback. A city representative will be in attendance to answer any questions related to the General Plan.