

City Council Action Letter



Separator Sheet



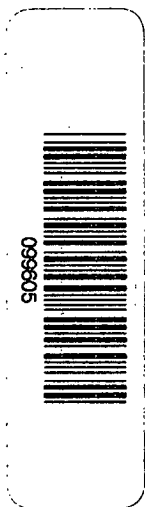
LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 5, 2009

Mr. Greg Becker
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: SDR-25487 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 3, 2008
RELATED TO MOD-25974

Dear Mr. Becker:

The City Council at a regular meeting held December 3, 2008 APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2008. This approval is subject to:

Added Condition:

- A. Unless otherwise allowed by the City Engineer, the proposed access to Peaceful Dawn Avenue shall be emergency access only.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-11187) Site Development Plan Review (SDR-11188) and Vacation (VAC-11354) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 12/28/07, landscape plan date stamped 01/11/08, and building elevations date stamped 12/28/07, except as amended by conditions herein.

4. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect trash enclosures to be located at least fifty feet from protected property.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan. An additional 56 twenty-four inch box trees shall be placed in the perimeter landscape buffer areas of the site.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties. No freestanding light poles along the eastern property line.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. A Petition of Vacation, such as VAC-11354, for all rights-of-way in conflict with this site shall record prior to the issuance of any permits or the recordation of any Final Maps for this site, whichever may occur first.
13. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.

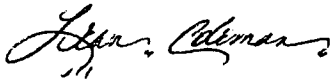
14. Dedicate 40 feet of right-of-way adjacent to this site for Lone Mountain Road and the right-of-way necessary for a cul-de-sac meeting current City Standards at the terminus of Peaceful Dawn Avenue prior to the issuance of any permits.
15. Construct half-street improvements on Lone Mountain Road, Stange Avenue, and a complete cul-de-sac bulb for Peaceful Dawn Avenue concurrent with development of this site. In addition, construct widened paving, curb and gutter on Stange Avenue and Peaceful Dawn Avenue east of this site to tie into existing improvements. All half street improvements shall include appropriate overpaving and transition paving including appropriate terminations at the boundaries of this site acceptable to the City Traffic Engineer, such as barricades at the west end of Stange Avenue. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. A minimum of two lanes of asphalt pavement on the major access streets adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
17. Extend public sewer in Peaceful Dawn Avenue and Stange Avenue to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. An update to the Lone Mountain West Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional

Mr. Greg Becker
SDR-25487 – Page Four
January 5, 2009

right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
21. Site development to comply with the Lone Mountain West Master Development Plan and all other applicable site-related actions.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Dave Brown
DCS
6554 Polished Jade Court
Las Vegas, Nevada 89131

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

February 15, 2008

Mr. Greg Becker
Northwest Estates, LLC
3230 South Buffalo Drive
Las Vegas, Nevada 89117

RE: ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Becker:

Your Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown), was considered by the Planning Commission on February 14, 2008.

The Planning Commission voted to recommend **DENIAL** of your request as multifamily use is inappropriate in the proposed location.

This item will be considered by the City Council on **March 19, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Flinn Fagg, AICP
Planning Manager

FF:dm

cc: Mr. David Brown
DCS
6554 Polished Jade Court
Las Vegas, Nevada 89131

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 1, 2008

Mr. Greg Becker
Northwest Estates, LLC
3230 South Buffalo Drive
Las Vegas, Nevada 89117

**RE: ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT
PLAN REVIEW**

Dear Mr. Becker:

Please be advised the City Planning Commission at its regular meeting on **February 14, 2008** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, February 8, 2008** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. David Brown
DCS
6554 Polished Jade Court
Las Vegas, Nevada 89131

Mayor
Oscar B. Goodman

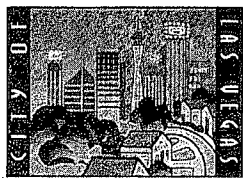
City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

January 25, 2008

Mr. Greg Becker
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: SDR-25487 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Becker:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown), was considered by the Planning Commission on January 24, 2008.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to properly notify.

This item is scheduled to be heard again at the **February 14, 2008** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Dave Brown
DCS
6554 Polished Jade Court
Las Vegas, Nevada 89131

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

January 11, 2008

Mr. Greg Becker
Northwest Estates, LLC
3230 South Buffalo Drive
Las Vegas, Nevada 89117

RE: SDR-25487 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Becker:

Please be advised the City Planning Commission at its regular meeting on **January 24, 2008** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, January 18, 2008** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. David Brown
DCS
6554 Polished Jade Court
Las Vegas, Nevada 89131

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

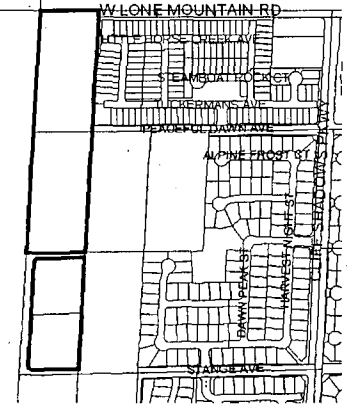
Application Information

MOD-25974 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Modification to the Lone Mountain West Plan TO AMEND THE LAND USE DESIGNATION FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: January 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

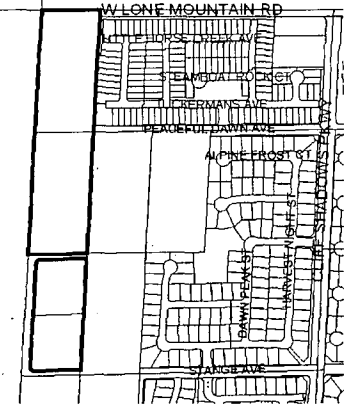
Application Information

MOD-25974 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Modification to the Lone Mountain West Plan TO AMEND THE LAND USE DESIGNATION FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



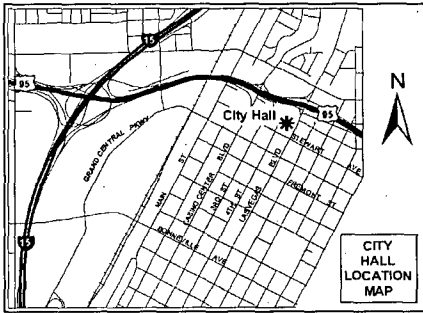
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

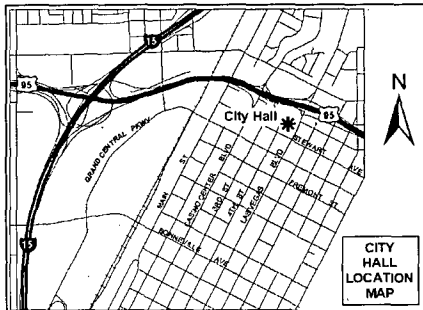
☐

I OPPOSE
this Request

MOD-25974 & SDR-25487

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

MOD-25974 & SDR-25487

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: January 7, 2008
Re: **SDR-25487** Northwest Estates, LLC, et al SEC Lone Mountain Rd. & Puli Rd.
Request for a Site Development Plan Review for a proposed 296-unit multi-family residential development (apartments)

COMMENTS:

The Department of Public Works questions the viability of the proposed development at this location, due to Las Vegas Valley Water District limitations on water service to this site. It is our understanding that the pressure zone applicable to this site is not currently serviced by the Water District, and that without upstream reservoirs it will be very difficult to provide service to this site. This issue is between the applicant and the Las Vegas Valley Water District and is provided for information purposes only.

CONDITIONS OF APPROVAL:

1. A Petition of Vacation, such as VAC-11354, for all rights-of-way in conflict with this site shall record prior to the issuance of any permits or the recordation of any Final Maps for this site, whichever may occur first.
2. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.
3. Dedicate 40 feet of right-of-way adjacent to this site for Lone Mountain Road and the right-of-way necessary for a cul-de-sac meeting current City Standards at the terminus of Peaceful Dawn Avenue prior to the issuance of any permits.
4. Construct half-street improvements on Lone Mountain Road, Stange Avenue, and a complete cul-de-sac bulb for Peaceful Dawn Avenue concurrent with development of this site. In addition, construct widened paving, curb and gutter on Stange Avenue and Peaceful Dawn Avenue east of this site to tie into existing improvements. All half street improvements shall include appropriate overpaving and transition paving including appropriate terminations at the boundaries of this site acceptable to the City Traffic Engineer, such as barricades at the west end of Stange Avenue. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. A minimum of two lanes of asphalt pavement on the major access streets adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
6. Extend public sewer in Peaceful Dawn Avenue and Stange Avenue to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. An update to the Lone Mountain West Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
10. Site development to comply with the Lone Mountain West Master Development Plan and all other applicable site-related actions.
11. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 24, 2008

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-25837

Artesian Heights NA

Charleston McNeil NA

Charleston Preservation NA #14

Clark Towers Senior Apartments

Kensington HOA

L.V. Meadows Neighborhood Watch NA

Las Verdes Heights NA

Meadows Mobile Home Park Neighborhood Watch

Meadows Neighborhood Preservation NA

Quail Estates West HOA

Rancho Oakey NA

Rancho South NCG

Richfield NA

Spanish Oaks HOA

Westleigh NA

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-25487

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

SDPR
11/06/2007

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-25487 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

PLANNING COMMISSION: **DECEMBER 20, 2007**

CITY COUNCIL: **JANUARY 16, 2008**

CASE PLANNER: **ANDY REED**



PUBLIC HEARING

Comments Due: **NOVEMBER 19, 2007**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Hansen Sheet



Separator Sheet

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 11/07/2007 09:27 AM

Submitted By

Page 1

A/P # 25487 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/06/2007 13:45	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-25487 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

Parent A/P # 11188
Project # 25487 Project/Phase Name LONE MOUNTAIN AND PULI AMENDED Phase #
Size/Area 16.40 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13701101001

Location

Owner/Tenant

Contact ID AC1254063 Name NORTHWEST ESTATES L L C
Mailing Address 3230 S BUFFALO DR #105 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89117-2506 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13701101001
13701201001
13701201002

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By BSTICKA

Modified Date/Time 11/06/2007 13:43

Comments

No Comments

Report Date 11/07/2007 09:27 AM

Submitted By

Page 2

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required?	N Project of Regional Significance?	Final City Council letter received
Y Parent Project link required?		Annotated minutes recieved.
Y Will this go to the City Council?		Is there a condition of approval for a Required Review?
Hearing Type		If yes, when does it need to be reviewed?
Public, Non-Public, Admin	PUBLIC	

Staff Recommendation

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		

12/06/2007	PC	SCHEDULED	0	0	0
BSTICKA	11/06/2007				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME.# WHO PICKED UP PERMIT	980110	11/06/2007 13:53		0.00
	KRIS GIVANT/NORTHWEST ESTATES CK 1071 254-1480				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) SWC Lone Mtn & Puli
 Project Name Lone Mountain/Puli Multi Family Proposed Use PD
 Assessor's Parcel #(s) 137-01-101-001, 137-01-201-001 Ward # 4
 General Plan: existing LMW proposed LMW Zoning: existing PD proposed PD
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 16.4 Lots/Units 296 Density 18 units per acre
 Additional Information _____

PROPERTY OWNER Northwest Estates LLC Contact Greg Becker
 Address 3230 S. Buffalo Phone: 221-6086 Fax: 926-9659
 City Las Vegas State NV Zip 89117

APPLICANT Northwest Estates LLC Contact Greg Becker
 Address 3230 S. Buffalo Phone: 221-6086 Fax: 926-9609
 City Las Vegas State NV Zip 89117

REPRESENTATIVE DCS Contact David Brown
 Address 6554 Polished Jade Ct Phone: 807-1554 Fax: 926-9659
 City Las Vegas State NV Zip 89131

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name STUART APPELCO

Subscribed and sworn before me
 This 24th day of September, 2007
Judy Ruth Clark Co., Nevada
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SPR-25487</u>
Meeting Date:	<u>12/6/07</u>
Total Fee:	<u>500</u>
Date Received:*	<u>11/6/07</u>
Received By:	<u>BUS.</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
NOV 06 2007

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location): SWC Lone Mountain & Puli
 Project Name: Lone Mountain/ Puli Multifamily Proposed Use: PD
 Assessor's Parcel #(s): 137-01-19-009 Ward #: 4
 General Plan: existing LMV proposed LMV Zoning: existing PD proposed PD
 Commercial Square Footage: N/A Floor Area Ratio: N/A
 Gross Acres: 16.4 Lots/Units: 296 Density: 18 units/acre
 Additional Information: _____

PROPERTY OWNER: 32 acres LLC Contact: Greg Becker
 Address: 3230 S. Buffalo Phone: 221-6086 Fax: 926-9659
 City: Las Vegas State: NV Zip: 89117

APPLICANT: 32 acres LLC Contact: Greg Becker
 Address: 3230 S. Buffalo Phone: 221-6086 Fax: 926-9659
 City: Las Vegas State: NV Zip: 89117

REPRESENTATIVE: DCS Contact: DAVID Braun
 Address: 6554 Polished Jade Ct Phone: 221-6086 Fax: 926-9659
 City: Las Vegas State: NV Zip: 89131

Property Owner Signature: [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: STUART APOLLO

Subscribed and sworn before me

This 24th day of September, 20 07.

Judy Ruth, Clark Co, Nevada

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SPR-25487</u>
Meeting Date	<u>12/6/07</u>
Total Fee:	<u>800</u>
Date Received:	<u>11/6/07</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
NOV 06 2007

SOFI



Separator Sheet



Justification Letter



JUSTIFICATION LETTER

Separator Sheet

October 10, 2007

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: Amended Site Development Review for 16.4 acres of the original 38.6 acre SDR on the Southwest corner of Lone Mountain and Puli in the City of Las Vegas, Nevada. (APN #137-01-101-001, 137-01-101-009, 137-01-201-001, & 137-01-201-002)

To Whom It May Concern:

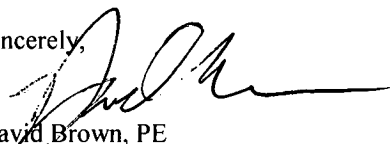
This project is generally located on the Southwest corner of the Lone Mountain and Puli Alignments and is currently undeveloped. These parcels are designated as Medium-Low in the Lone Mountain West Master Plan which allows up to 12 units per acre. This application is for an Amended Site Development Plan Review, amending the northern 16.4 acres (APN #137-01-101-001, 137-01-101-009, 137-01-201-001, & 137-01-201-002) while the southern 22.2 acres remains unchanged (APN #137-01-201-011, 137-01-201-012, 13701301001 and 137-01-301-002). The previous Site Development Plan Review was for single-family residential on the entire 38.6 acres. With the amendment to the southern 16.4 acres to multi-family residential and a density of 18 units per acre (296 units), the overall 38.6 acres will have a density of 10.85 units per acres, well below the 12 du threshold. The following justification letter will address the need for the project and its compatibility with surrounding uses.

The site plan being presented to you shows 2 and 3 story multi-family buildings in 12 and 18 units building designs. The 3 story buildings are 39'5" from finished floor to the highest ridge. The 2 story buildings are 29'-3 1/2" from finished floor to the highest ridge. The 2 bedroom units are a dual master setup, with a bedroom and full bath at each end of the unit. The 3 bedroom units have dual masters, however at the entry is a den/third bedroom option. The parking count assumes that all of the 3 bedroom type units have the third bedroom and not the den. The 3 story buildings are isolated to the northern most 5 acre parcel (137-01-101-001). The existing houses to the east of this parcel sit well below the site and have a 12 to 14 foot retaining wall in their rear yard. Therefore, the 3 story building will have minimal impact on the existing residences. Further buffering the residences to the east is the centralized design of the project. Landscaping is pushed out to the perimeter, then parking, then more landscaping, then the building. At a distance of over 80 to the property line, the buildings towards the southern end of the property are sensitive to the future residents sight lines. The southern 10 acres only have 2 story buildings at 29'-3 1/2" high which further helps sight line issues.

The site is designed with an abundance of open space and parking also. Open space was calculated using the density x 1.65 x gross area/100. The required open space is 212,302 SF (4.87 acres) and we have provided 233,989 SF (5.37 acres). An excess of 21,687 SF (0.5 acres) has been provided. Parking was calculated in a conservative manner. All 3 bedrooms, even though a den option exists, were used in calculating parking for those type units. 236 -2 bedroom units require 413 parking spaces and 60-3 bedroom units require 120 parking spots. Guest spots for 296 units are 50 spaces. The total parking count required is 583 spaces. 625 parking spaces have been provided. In addition to the abundance of open space and parking is the addition of wonderful amenities. A tremendous clubhouse with a workout area, meeting room and outdoor pool area has been provided. An additional pool has been provided. Sand volleyball courts, picnic areas, and sitting areas have been strategically placed throughout the site.

This design on this site demonstrates the willingness of a developer to work with the City to provide and enhanced site plan that is sensitive to the existing and future neighborhood. The abundance of parking, open space, and extra amenities will make this project very successful and a very nice addition to the City of Las Vegas. If you have any questions feel free to give me a call at any time.

Sincerely,



David Brown, PE
Development Consulting Services, LLC
702-807-1554

RECEIVED
NOV 06 2007

SDR-25487
12/20/07 PC

Deed



Separator Sheet

32 ACRESS, LLC

Business Entity Information			
Status:	Active	File Date:	10/4/1999
Type:	Domestic Limited-Liability Company	Corp Number:	LLC7567-1999
Qualifying State:	NV	List of Officers Due:	10/31/2008
Managed By:	Managers	Expiration Date:	10/4/2499

Resident Agent Information			
Name:	STUART APOLLO	Address 1:	3399 S DURANGO DR #105
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers ☐ Include Inactive Officers			
Managing Member - STUART APOLLO			
Address 1:	3399 S DURANGO DRIVE #105	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC7567-1999-001	# of Pages:	4
File Date:	10/04/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7567-1999-006	# of Pages:	1
File Date:	11/02/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7567-1999-004	# of Pages:	1
File Date:	09/22/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7567-1999-003	# of Pages:	1
File Date:	10/31/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7567-1999-005	# of Pages:	1
File Date:	09/17/2003	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	LLC7567-1999-002	# of Pages:	1
File Date:	09/15/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050432576-24	# of Pages:	1
File Date:	09/23/2005	Effective Date:	
(No notes for this action)			
Action Type:	Resident Agent Address Change		
Document Number:	20050432578-46	# of Pages:	1
File Date:	09/23/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060531670-90	# of Pages:	1
File Date:	08/17/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070734140-08	# of Pages:	1
File Date:	10/25/2007	Effective Date:	
(No notes for this action)			

NORTHWEST ESTATES, LLC

Business Entity Information			
Status:	Active	File Date:	8/5/2004
Type:	Domestic Limited-Liability Company	Corp Number:	LLC17667-2004
Qualifying State:	NV	List of Officers Due:	8/31/2008
Managed By:	Managers	Expiration Date:	8/5/2504

Resident Agent Information			
Name:	DOMINIC J MAGLIARDITI	Address 1:	6700 VIA AUSTI PKWY
Address 2:	STE C	City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Email:		Mailing Address 1:	PO BOX 371145
Mailing Address 2:		Mailing City:	LAS VEGAS
Mailing State:	NV	Mailing Zip Code:	89137

Financial Information	
No Par Share Count: 0	Capital Amount: \$ 0
No stock records found for this company	

Officers		☒ Include Inactive Officers	
Manager - STUART APOLLO			
Address 1:	3399 S DURANGO	Address 2:	SUITE 105
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - GREG BECKER			
Address 1:	3230 S BUFFALO	Address 2:	SUITE 105
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - DOMINIC J MAGLIARDITI			
Address 1:	PO BOX 371145	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89137	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC17667-2004-001	# of Pages:	4
File Date:	08/05/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC17667-2004-003	# of Pages:	2
File Date:	08/13/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC17667-2004-002	# of Pages:	1

File Date:	09/14/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050386627-59	# of Pages:	1
File Date:	08/25/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060542025-16	# of Pages:	1
File Date:	08/24/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070598328-64	# of Pages:	1
File Date:	08/30/2007	Effective Date:	
(No notes for this action)			

20050421-0003068

APN:137-01-101-009
Affix R.P.T.T. \$ exmpt #3

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
32 ACRES, LLC
3230 N. BUFFALO DR, #105
LAS VEGAS, NV 89117

Fee: \$17.00
N/C Fee: \$0.00
RPTT: EX#003

04/21/2005 12:57:34
T20050072879

Requestor:
CHICAGO TITLE
Frances Deane DOM
Clark County Recorder Pgs: 4

ESCROW NO: 05035133-113-SDL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
32 Acres, LLC, a Nevada limited liability company, who acquired title as 32 Acres, LLC, a Nevada limited liability company
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged,
do hereby Grant, Bargain, Sell and Convey to
32 Acres, LLC, a Nevada limited liability company
all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) on April 20, 2005

GRANTORS:
32 Acres, LLC

By: Stuart Apollo, Manager

ESCROW NO: 05035133-113-SDL

STATE OF NEVADA)

) ss.

COUNTY OF Clark)

On this

4-21-05

appeared before me, a Notary Public,

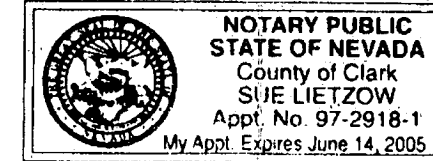
Stuart Apollo, Manager of 32 Acres, LLC

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Sue Lietzow
Notary Public

My commission expires:

6-14-05



COPY

ASSASSIN

Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

PARCEL 1:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 1, Township 20 South, Range 59 East, M.D.M., Clark County, Nevada.

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 137-01-101-009

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm' Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$0.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due:

\$0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section #3

b. Explain Reason for Exemption: Recognize True Status

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Stuart Apollo, Manager

Capacity _____ Manager

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: 32 Acres, LLC

Address: 3230 S. Buffalo Dr, #105

City: Las Vegas, NV 89117

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 32 Acres, LLC

Address: 3230 S. Buffalo Dr, #105

City: Las Vegas, NV 89117

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

Escrow #: 05035133-113

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

20040811-0000785

Fee: \$17.00 RPTT: \$5,355.00
08/11/2004 09:05:45 T20040080121
REG: CHICAGO TITLE
Frances Deane N/C: \$0.00
Clark County Recorder Pg: 4

APN: 137-01-201-001 137-01-201-002
Affix R.P.T.T. \$5,355.00

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

Greg Becker
c/o Locations, Inc.
3230 N. Buffalo, #106
Las Vegas, NV 89103

ESCROW NO: 04154057-113-SDL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

John Rice and Linda Rice, husband and wife as joint tenants

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

Northwest Estates, LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of
record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

Witness my/our hand(s) this 13 day of April, 2004.

SELLERS:

John Rice

Linda Rice

ESCROW NO: 04154057-113-SDL

STATE OF NEVADA)

) ss.

COUNTY OF Washoe)

On this 13th April 2004

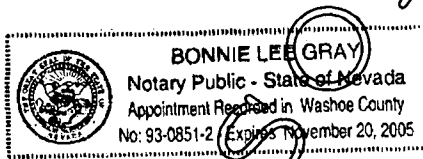
appeared before me, a Notary Public,

John Rice

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Bonnie Lee Gray
Notary Public

My commission expires: November 20, 2005



STATE OF NEVADA)

) ss.

COUNTY OF Washoe)

On this April 13, 2004

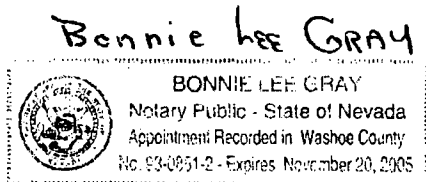
appeared before me, a Notary Public,

Linda Rice

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Bonnie Lee Gray
Notary Public

My commission expires: November 20, 2005



11-20-05

COPY

Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

Parcel 1:

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 20 South, Range 59 East, M.D.M.

Excepting therefrom the North Thirty (30) feet, the West fifty (50) feet and a spandrel area in the Northwest corner of the property as conveyed to Clark County, Nevada, for roads, utilities and other public and incidental purposes by deed recorded November 16, 1983 in Book 1835 of Official Records as Document No. 1794004 in the Office of the County Recorder of Clark County, Nevada.

Said property being also known as Lot One (1) as shown on the Certificate of Land Division recorded November 16, 1983, in Book 1835 of Official Records as Document No. 1794003 in the Office of the County Recorder of Clark County, Nevada.

Parcel 2:

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 20 South, Range 59 East, M.D.M.

Excepting therefrom the South Thirty (30) feet, the West Fifty (50) feet, and a spandrel area in the Southwest corner of the property as conveyed to Clark County, Nevada, for roads, utilities and other public and incidental purposes by Deed recorded November 16, 1983, in Book 1835 of Official Records as Document No. 1794004 in the Office of the County Recorder of Clark County, Nevada.

Said property being also known as Lot Two (2) as shown on the Certificate of Land Division recorded November 16, 1982, in Book 1835 of Official Records as Document No. 1794003 in the Office of the County Recorder of Clark County, Nevada.

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 137-01-201-001

b) 137-01-201-002

c)

d)

2. Type of Property:

- a) ☒ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other _____

- b) ☐ Single Fam. Res.
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$1,050,000.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value:

\$1,050,000.00

Real Property Transfer Tax Due:

\$5,355.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Manager

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John Rice

Address: 4394 Dant Blvd.

City: Reno, NV 89509

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Northwest Estate, LLC

Address: 7620 Westcliff Drive

City: Las Vegas, Nevada 89145

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title

Escrow #: 04154057-113

Address: P.O. Box 70480

City/State/Zip: Las Vegas, Nevada 89170-0480

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM
PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

APN: 137-01-101-001
Affix R.P.T.T. \$7,650.00

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

Northwest Estates LLC
3399 S. Durango, #105
Las Vegas, NV 89117

20050307-0003093
Fee: \$17.00 RPTT: \$7,650.00
NYC Fee: \$0.00
03/07/2005 13:42:55
T20050041368
Requestor:
CHICAGO TITLE
Frances Deane
Clark County Recorder
ADF
Pgs: 4

ESCROW NO: 05035026-113-SDL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Robert Thomas Wiley and Sausiparn Wiley, husband and wife; and

Nathan Robinson and Beverlee Robinson, husband and wife, all as joint tenants

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

Northwest Estates LLC, a Nevada limited liability company
all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
Government Lot Twelve (12) in Section 1, Township 20 South, Range 59 East, M.D.M., Clark County, Nevada.

Subject to: Taxes for the current fiscal year, paid current.
Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of
record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

Witness my/our hand(s) this 17 day of February, 2005.

SELLERS:

Robert Wiley
Robert Thomas Wiley A/K/A
ROBERT WILEY

Sausiparn Wiley
Sausiparn Wiley

Nathan Robinson
Nathan Robinson

Beverlee Robinson
Beverlee Robinson

ESCROW NO: 05035026-113-SDL

STATE OF NEVADA)

) ss.

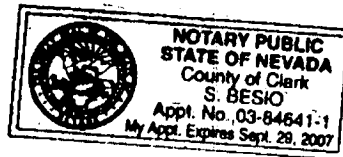
COUNTY OF Clark)

On this February 17, 2005
appeared before me, a Notary Public,
Robert Thomas Wiley

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

S. BESIO
Notary Public

My commission expires: 9/29/07



STATE OF NEVADA)

) ss.

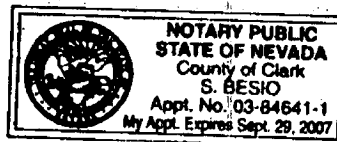
COUNTY OF Clark)

On this FEBRUARY 17, 2005
appeared before me, a Notary Public,
Sausiparn Wiley

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

S. BESIO
Notary Public

My commission expires: 9/29/07



ESCROW NO: 05035026-113-SDL

STATE OF NEVADA)

) ss.

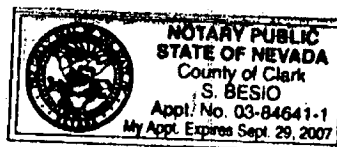
COUNTY OF Clark)

On this February 17, 2005
appeared before me, a Notary Public,
Nathan Robinson

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

S. Besio
Notary Public

My commission expires: 9/29/07



STATE OF NEVADA)

) ss.

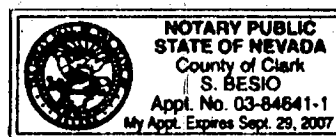
COUNTY OF Clark)

On this February 17, 2005
appeared before me, a Notary Public,
Beverlee Robinson

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

S. Besio
Notary Public

My commission expires: 9/29/07



**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 137-01-101-001

b)

c)

d)

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam. Resi
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$1,500,000.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value:

\$1,500,000.00

Real Property Transfer Tax Due: ()

\$ 7,650.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Robert Thomas Wiley
32 Acres, LLC

Capacity Seller

Signature: By: Stuart Apollo

Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert Thomas Wiley, et al
Address: 3979 Keystone Ct.
City: Las Vegas
State: NV Zip: 89103

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 32 Acres, LLC
Address: 3399 S. Durango Ave
City: Las Vegas
State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #: 05035026-113

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

30913

Project Checklist



PROJECT CHECKLIST

Separator Sheet

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: DAVID BROWN

Telephone: 807-1554

Project Number: SDR-25487

Ward Number: 4

STAFF ACTIONS

Initial/Date

Initial/Date

☐ Pre-App. Meeting Date:

10-12-07

☐ DRT Outcome:

11-20-07

☐ App. Filing Date:

11-6-07

☐ Applicant Contacted:

☐ App. Accuracy Checked:

11-7-07

☐ Site Visit Completed:

☐ Routing Form Sent:

11-9-07

☐ Photos Taken:

12-10-07

☐ DRT Meeting Date:

11-19-07

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

☐ Hearing Notice Rec'd:

☐ PC Meeting Date:

12-20-07

☐ Hearing Notices Mailed:

12-7-07

☐ PC Action:

☐ Draft Report Sent to PC:

12-14-07

☐ Letter to Applicant:

12-7-07

☐ Final Report Reviewed:

☐ PC Minutes Filed:

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

☐ CC Report Completed:

☐ CC Resolution Filed:

☐ CC Meeting Date:

☐ CC Minutes Filed:

☐ CC Action:

☐ Final Plans Submitted:

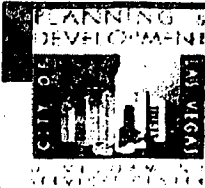
☐ Letter to Applicant:

☐ Ordinance Completed:

☐ Conditions Checked:

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

☒ Meeting☐ Telephone

Conversation Record

Project Name Lone Mountain/Puli ApartmentsPage 1 of 1
Date 9/12/07
Time 10:00 am pmConversation between CLV Representative(s): Jim Marshall
and,

Name	Company/Department	Phone	FAX
David Brown	DCS	807-1554	
Gary Reid			
Jonathan Groppenbacher			
Rod Clark		229-6193	

☐ see Meeting Attendance Sheet11/8/07 PC
CLOSING 9/25/07
By ZPM

Comments:

Lone Mountain West - ML (medium Low Density Residential) 12 units per acre

CASE HISTORY

3/15/06 MOD-11184 - L (Low Density) to ML (medium Low Density Residential)
 SDR-11188 - 308 LOT Residential Development
 ZON-11187 - U (undeveloped) to PD (Planned Development)

Apartments 18 units per acre - Mod - to MFm (Multi-Family Medium Residential)
 B Less than 400 units per acre. 25 units per acre

4.4 OPEN SPACE - 330 sq ft per unit = common areas

Equestrian Trail, multi-use - on the west side of the property
 Site Plan - Show south portion of the site.

DESIGN STANDARDS per Section 6

Height - 3 stories

6.2.2 Building & lot - orientation - f. - orientation should focus on creating

6.2.3 Parking interesting & inviting street scenes.

6.2.4 Common Open Space - 330 sq ft per dwelling unit shall be allocated for open space

Landscaping - 15 feet along R.O.W spaced 1 tree per 20 linear feet
 8 feet interior

Parking - 1 bed - 1.25

2 bed - 1.75

3 Bed - 2.00

Guests 1 per 6 units

Building Height 3 Stories

Lots along Kersee shall be limited two stories

multi use trail - Transportation Trail

☒ Meeting☐ Telephone

Conversation Record

Project Name _____

Page 1 of 2Date 9/12/07Time 10:00 am pmConversation between CLV Representative(s):
and,Jim Marshall

Name

Company/Department

Phone

FAX

☐ see Meeting Attendance Sheet

Comments:

Devo - update to Traffic and Studywith the addition of multi-family units the development meets
the 12 unit requirement (density). Amendment 0 SDR-11189Handicap Accessible -

- Van Accessible - Access cannot be block
- Per Title 19.10
- Accessibility to Recreation facilities

CLOSING 9/25/07 by 2PM

Telephone Protest/ Support Log

PC.

Meeting Date: 2/14/06

Case Number: SDR 25487

Date: 2/14/08
Name: Michelle Bachmann
Address: 10667 Mystic Seaport Ave.
Las Vegas, NV 89129
Phone: (702) 896-8783
☒ PROTEST ☐ SUPPORT

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ SUPPORT

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ SUPPORT

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ SUPPORT

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ SUPPORT

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ SUPPORT

Submitted after final agenda
Date 2/14/08
PC Item 23

P

Public Hearing Notice

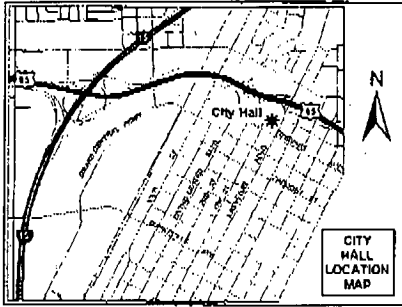


Separator Sheet

Jan. 18. 2008 11:33AM

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

MOD-25974 & SDR-25487

891293306 0079



No. 7505 P. 1



UNITED STATES POSTAGE
PITNEY BOWES
02 1M \$ 00.41⁰
0004239954 JAN 11 2008
MAILED FROM ZIP CODE 89101

Case: MOD-25974
13701114065
YEN JENNIFER Y
10659 LITTLE HORSE CREEK AVE
LAS VEGAS NV 89129-3306

Submitted after final agenda

Date

Item

48

P

UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 8910

13701114051
GESELNİK PHILIP
4736 KILLINGTON ST
LAS VEGAS NV 89129-3305

Case: MOD-25974

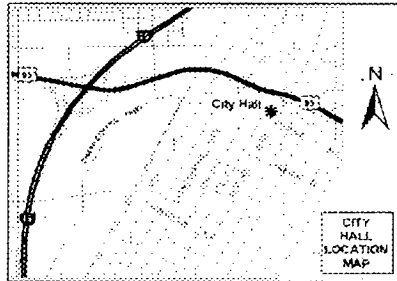
031254200 079

Hydrolysis of Polybutene Glycol Acrylate

Submitted after final agenda
Date .. Item 48

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing

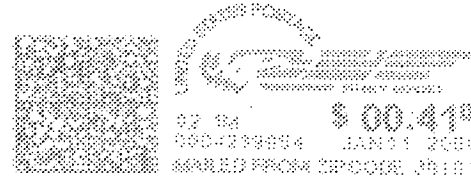


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

MOD-25974 & SDR-25487

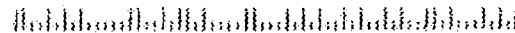


13701212033

Case: MOD-25974

SHIRLEY DALBY P & KATHLENE
 10649 CLIFF MOUNTAIN
 LAS VEGAS NV 89129-3244

8912933244 0079



Submitted after final agenda
 Date
 Item 48

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Heaven M. Layman

Printed Name

Heaven M. Layman

Signature

702-385-7268

Address

Las Vegas NV 89129

Submitted after final agenda

Date

Item

48
P

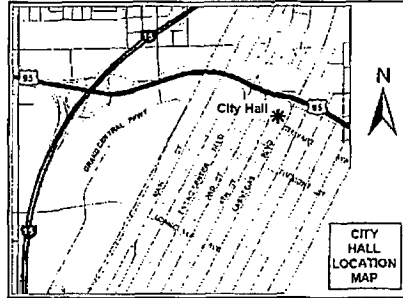
Public Hearing Notice



Separator Sheet

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

MOD-25974 & SDR-25487



Case: MOD-25974
13701212006
MATTHUSEN AUGUST
4516 DAWN PEAK ST
LAS VEGAS NV 89129-3235

891293235 0079



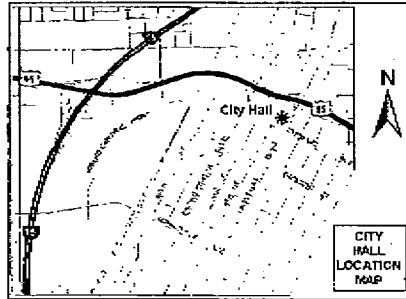
Submitted after final agenda

Date

Item 48

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing

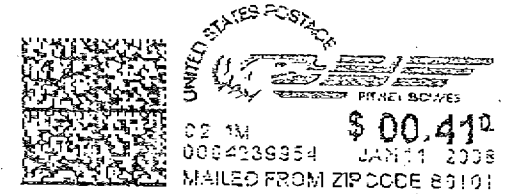


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

MOD-25974 & SDR-25487



Case: MOD-25974
13701212036
WALSH MICHAEL T & JUDITH A.
10650 MORNING HARBOR AVE
LAS VEGAS NV 89129-3254

891293254 0079

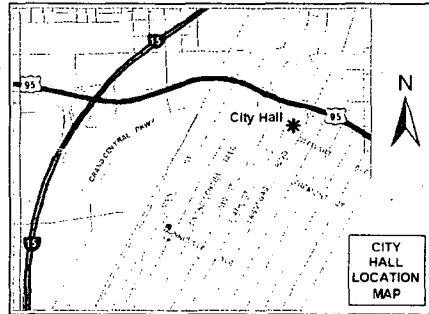


01-23-08 08:41am From-

Submitted after final agenda
Date
Item

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

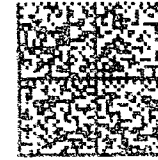
☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

MOD-25974 & SDR-25487

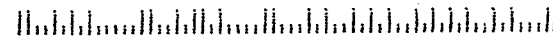


UNITED STATES POSTAGE
02 1M \$ 00.41⁰
0004239954 JAN 11, 2008
MAILED FROM ZIP CODE 89101

JAN 23 2008

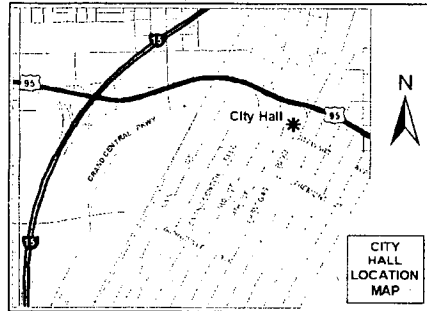
Case: MOD-25974
13701111016
MORGAN STEPHEN & KELI
10658 ALPINE FROST CT
LAS VEGAS NV 89129-3224

891293224 0079



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

MOD-25974 & SDR-25487



UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004239954
JAN 11 2008
MAILED FROM ZIP CODE 89101

RECEIVED
JAN 17 2008

13701114049
ALLEN MELANIE
4728 KILLINGTON ST
LAS VEGAS NV 89129-3304

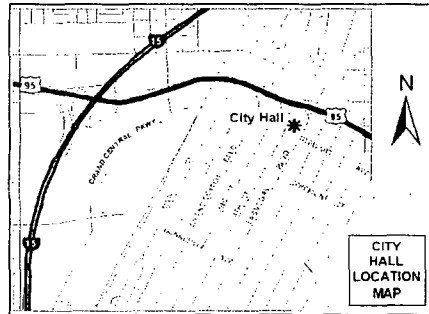
Case: MOD-25974

891293304 0079



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

MOD-25974 & SDR-25487

89129@3305
956673552 0037



UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 89101
\$ 00.410
JAN 11 2008

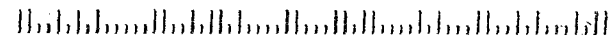
RECEIVED
JAN 17 2008

13701116030
RABAGO MELISSA
1801 MARSHALL RD #604

Case: MOD-25974

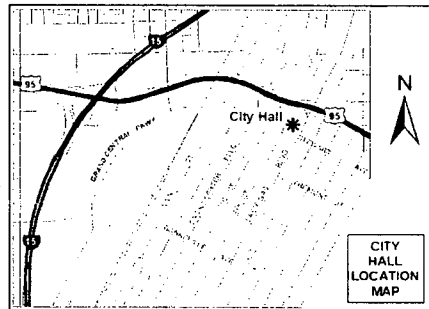
891 N7E 1 7071 39 01/12/08
NOTIFY SENDER OF NEW ADDRESS
RABAGO MELISSA A
4735 KILLINGTON ST
LAS VEGAS NV 89129-3305

BC: 89129330535 *0694-09857-11-47



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



- If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

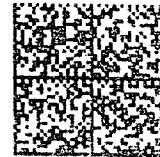
☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

MOD-25974 & SDR-25487

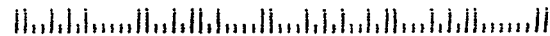


UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 89101
PENNY BOWES
\$ 00.41⁰
JAN 11 2008

JAN 16 2008

13701213004
BERMEL ARTHUR J JR
10650 SUFFOLK HILLS AVE
LAS VEGAS NV 89129-3246

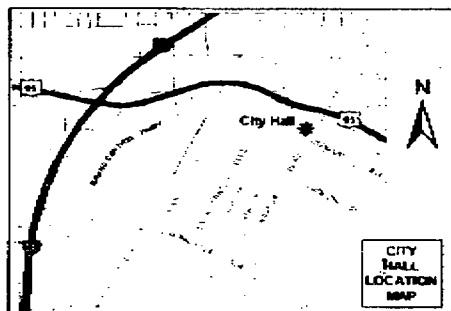
Case: MOD-25974



488

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

MOD-25974 & SDR-25487

8912933236 C07S



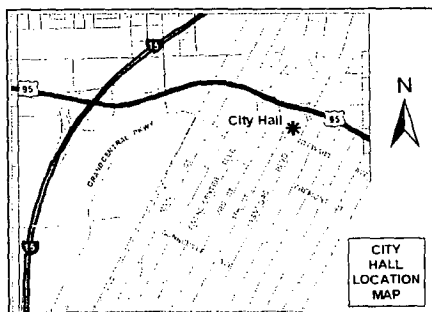
13701111043
 PARADISO ANTHONY J & SUSAN B
 10646 CLIFF RIDGE AVE
 LAS VEGAS NV 89129-3236

Case: MOD-25974

48P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

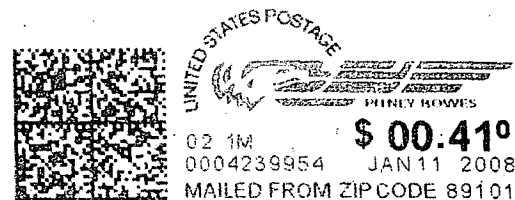
I SUPPORT
this Request

☒

I OPPOSE
this Request

Strongly

MOD-25974 & SDR=25487



RECEIVED
JAN 16 2008

Case: MOD-25974
13701212034
TRIPLETT STEVEN & BETH ANN
10650 CLIFF MOUNTAIN AVE
LAS VEGAS NV 89129-3244

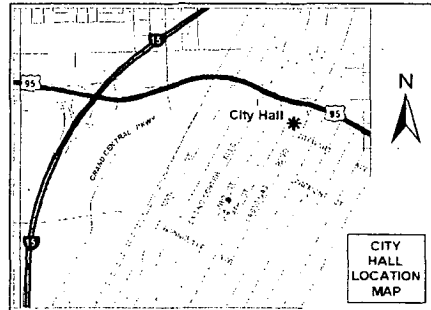
891293244 C073



488

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

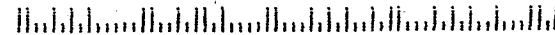
MOD-25974 & SDR-25487



RECEIVED
JAN 16 2008

13701213002 Case: MOD-25974
SKIVERS FAMILY REVOCABLE TRUST
10658 SUFFOLK HILLS
LAS VEGAS NV 89129-3246

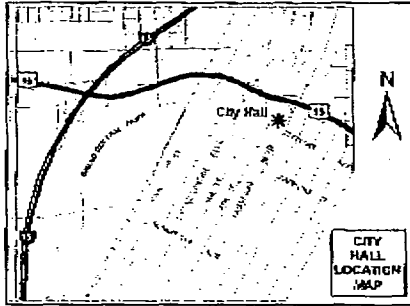
8912933246 0079



488

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

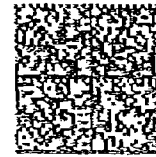
☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

MOD-25974 & SDR-25487

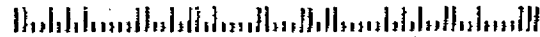


UNITED STATES POSTAGE
PIREY BOWES
02 1M \$ 00.41⁰
0004239954 JAN 11 2008
MAILED FROM ZIP CODE 39101

13701113054
MCCLLOUD SHERRY L
4748 SWEEPING GLEN ST
LAS VEGAS NV 89129-3302

Case: MOD-25974

6912933302 C079



489

01/15/2008 00:20

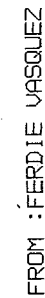
702869703

SIERRA

PAGE 01/01

Jan. 14 2008 11:48PM P1

FAX NO. : 17026453613



☐ I SUPPORT this Request

☒ I OPPOSE
this Request

MOD-25974 & SDR-25487

13701113032
TIONGSON-VASQUEZ MADELINE
10741 TUCKERSMAN AVE
LAS VEGAS NV 89129-3297

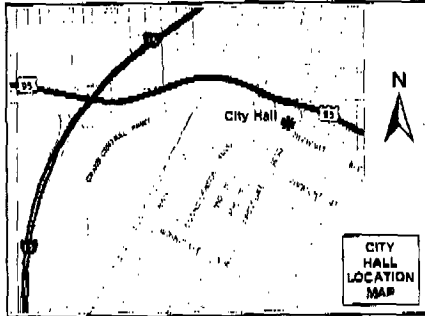
01234567 0029

11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846.

487

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



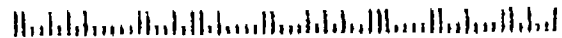
I OPPOSE
this Request

MOD-25974 & SDR-25487

13701213023
SPIGNER CHARLES
10667 MYSTIC SEAPORT AVE
LAS VEGAS NV 89129-3240

Case: MOD-25974

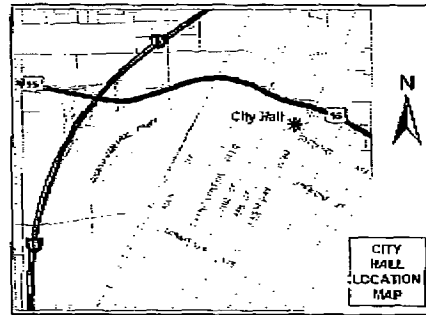
8912933240 0073



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

MOD-25974 & SDR-25487

THERE ARE MORE THAN ENOUGH APT/CONDO/ATTACHED
HOMES WITHIN A 1 MILE RADIUS. STOP OVERDEVELOPING
LAND AND REDUCING PROPERTY VALUES. I BOUGHT THIS FAR OUT TO
GET AWAY FROM URBAN CONGESTION, NOT EXPECTING TO BE SURROUNDED BY IT.

13701215017
SCHOLTEN MICHAEL A
10040 W CHEYENNE AVE #170-3
LAS VEGAS NV 89129-7719

Case: MOD-25974

January 13, 2008

City of Las Vegas
Planning & Development Department

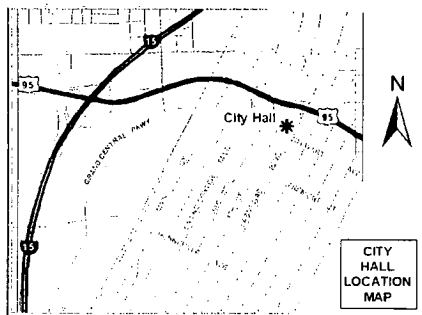
REFERENCE TO: MOD-25974 & SDR25487

I am president of Monument at Lone Mountain Homeowners Association. Our community consists of 369 homes. As spokesman for our community, I want to go on record **OPPOSING** the request for changing the Lone Mountain West Plan from Medium-Low Density Residential to Multi-Family Medium Residential. Our board of directors feels that allowing such a change will directly affect the property values of not only our community but others in the area as well.

We also do not have the road capacity or the water resources for this type of development.

Sincerely

Harry Thistlewaite
Harry Thistlewaite



RECEIVED
JAN 16 2008

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

MOD-25974 & SDR-25487

13701215010
THISTLEWAITE HARRY & OLIVIA
4531 ORANGE HEIGHTS ST
LAS VEGAS NV 89129-3260

Case: MOD-25974

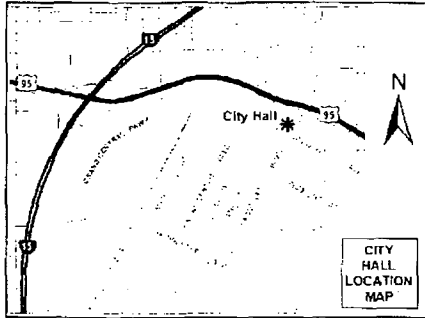
891293260 0079



48P

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

MOD-25974 & SDR-25487

13701114064

Case: MOD-25974

MCMILLAN MICHAEL B & RHODORA
 10663 LITTLE HORSE CREEK AVE
 LAS VEGAS NV 89129-3306

8912933306 0079

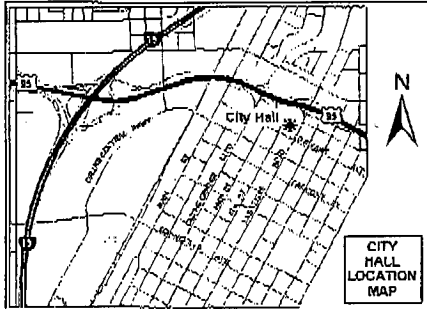


48h

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

strongly

MOD-25974 & SDR-25487

Case: MOD-25974
 13701212034
 TRIPLETT STEVEN & BETH ANN
 10650 CLIFF MOUNTAIN AVE
 LAS VEGAS NV 89129-3244

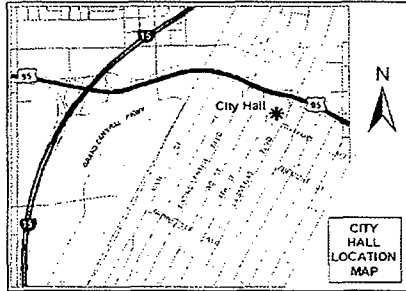
8912933244 C076



48P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
this Request

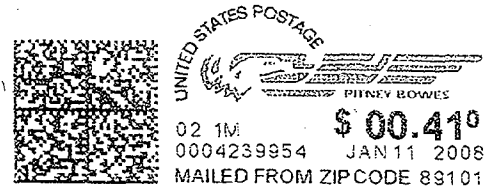
☒ I OPPOSE
this Request

MOD-25974 & SDR-25487

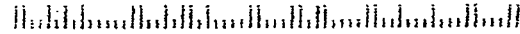
NO APIS

SFD-ONLY

8912983306 0079

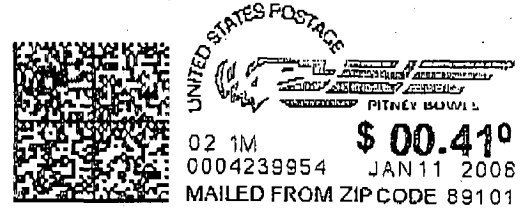


13701114062 Case: MOD-25974
CERQUA BARBARA A
10671 LITTLE HORSE CREEK AVE
LAS VEGAS NV 89129-3306

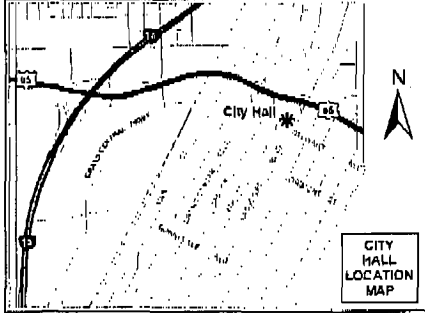


48h

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

MOD-25974 & SDR-25487

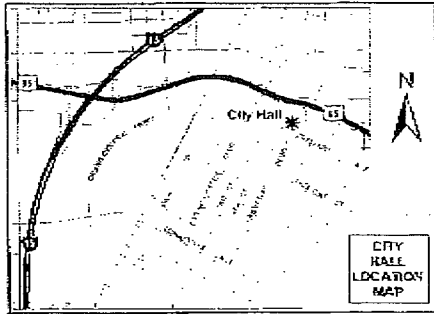
Case: MOD-25974
 13701111034
 DORSEY CHARLES E & JOANNE Y
 10657 EARLY DAWN CT
 LAS VEGAS NV 89129-3225

891293225 0079



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

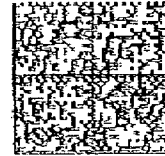
☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

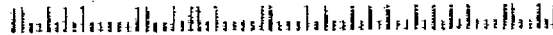
MOD-25974 & SDR-25487



UNITED STATES POSTAGE
 02 1M \$00.410
 0004238854 JAN 11 2008
 MAILED FROM ZIP CODE 89101

Case: MOD-25974
 13701111019
 LEAHY MICHAEL F & LAURA T
 10657 ALPINE FROST CT
 LAS VEGAS NV 89129-3224

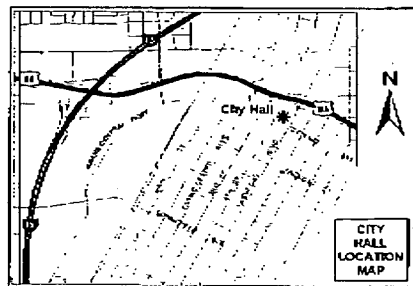
891293224 0076



48p

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

MOD-25974 & SDR-25487



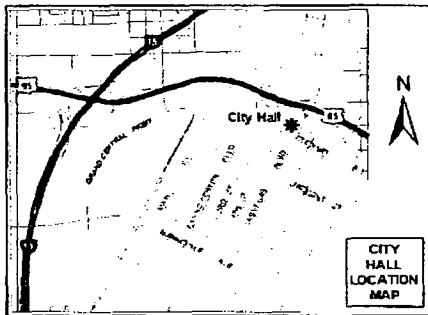
13701212008 Case: MOD-25974
 EDWARDS JONATHAN & NORMA E
 4508 DAWN PEAK ST
 LAS VEGAS NV 89129-3235

891293235 0079



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

MOD-25974 & SDR-25487

8907481056 0050

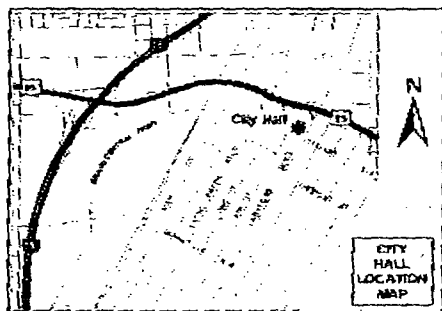


Case: MOD-25974
 13701113049
 CARQUE GEORGE & BARBARA
 1900 CORALINO DR
 HENDERSON NV 89074-1056

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



Official Notice of Public Hearing



DA DOMESTIC VIOLENCE → 3857268

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or on this side of this card to (702) 385-7268.

☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Case: MOD-25974
 13701114021
 RAMAN JAY P & AJA N
 10724 LITTLE HORSE CREEK AVE
 LAS VEGAS NV 89129-3308

OD-25974 & SDR-25487

This would Be Horrible!

8912933308 0079



08:20

01/14/2008

47

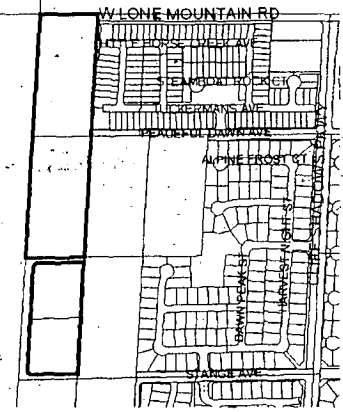
Application Information

MOD-25974 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Modification to the Lone Mountain West Plan TO AMEND THE LAND USE DESIGNATION FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: January 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Information

MOD-25974 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Modification to the Lone Mountain West Plan TO AMEND THE LAND USE DESIGNATION FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



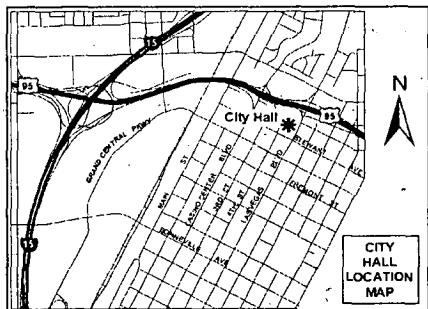
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

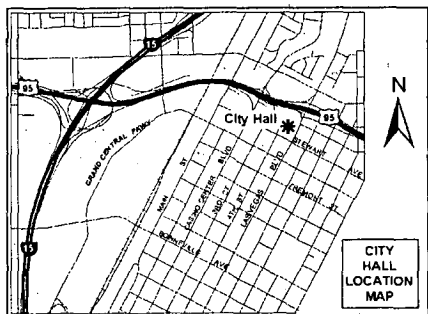
☐

I OPPOSE
this Request

MOD-25974 & SDR-25487

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

MOD-25974 & SDR-25487

Application Information

MOD-25974 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Modification to the Lone Mountain West Plan TO AMEND THE LAND USE DESIGNATION FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: January 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

Application Information

MOD-25974 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Modification to the Lone Mountain West Plan TO AMEND THE LAND USE DESIGNATION FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 6 (Ross)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



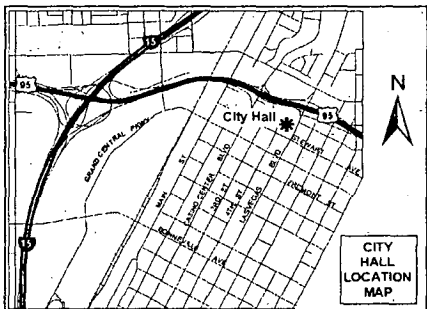
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

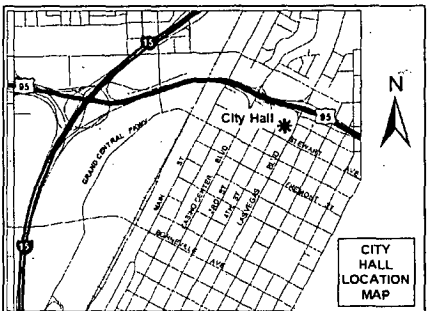
☐

I OPPOSE
this Request

MOD-25974 & SDR-25487

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

MOD-25974 & SDR-25487

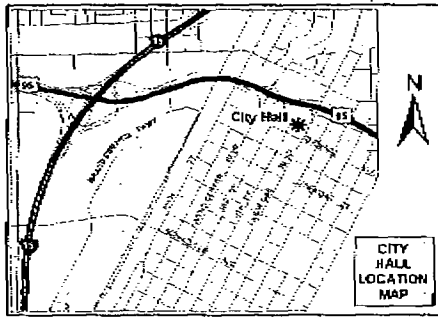
| Pre-Application Conference | | CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST | | Additional Notes |
|-------------------------------------|-------------------------------------|--|--|---|
| Item Required | | | | |
| YES | NO | | | |
| APPLICATION | | | | |
| ☒ | ☐ | Signed and notarized by <i>all</i> property owners or authorized agent(s) | | |
| ☒ | ☐ | Grant deed and legal description | | |
| ☒ | ☐ | <i>Detailed</i> justification letter | | |
| ☒ | ☐ | Reduced 8.5" x 11" copy of <i>all</i> plans and elevations | | |
| ☒ | ☐ | Full size, rolled, color copy of <i>all</i> plans and elevations | | |
| ☒ | ☐ | Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800</u> | | |
| ☒ | ☐ | Statement of Financial Interest | | |
| ☐ | ☒ | Development Impact Notice and Assessment (DINA) | | |
| ☐ | ☒ | Project of Regional Significance | | |
| SITE PLAN | | | | |
| | | | | Folded Plans: <u>1</u> Rolled/Colored Plans: <u>1</u> |
| ☒ | ☐ | 11" x 17" min. to 24" x 36" max. page size | | |
| ☒ | ☐ | North arrow, scale, and vicinity map | | |
| ☒ | ☐ | <i>All</i> property lines and present dimensions labeled | | |
| ☒ | ☐ | <i>All</i> building setbacks labeled | | |
| ☒ | ☐ | <i>All</i> adjacent existing land uses and street names labeled | | |
| ☒ | ☐ | <i>All</i> points of ingress and egress shown | | |
| ☒ | ☐ | ADA accessibility requirements shown/labeled | | |
| ☒ | ☐ | Parking standard(s) utilized: <u>multi-family</u> | | |
| ☒ | ☐ | Parking space count and typical dimensions labeled | | |
| ☒ | ☐ | #regular #compact #handicap Total | | |
| ☒ | ☐ | <i>All</i> free-standing sign locations shown and heights and sizes noted | | |
| LANDSCAPE PLAN | | | | |
| | | | | Folded Plans: <u>3</u> Rolled/Colored Plans: <u> </u> |
| ☒ | ☐ | 11" x 17" min. to 24" x 36" max. page size | | |
| ☒ | ☐ | North arrow, scale, and vicinity map | | |
| ☒ | ☐ | <i>All</i> property lines and present dimensions labeled | | |
| ☒ | ☐ | <i>All</i> required perimeter landscape planters shown | | |
| ☒ | ☐ | <i>All</i> required parking lot fingers/islands shown | | |
| ☒ | ☐ | Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover | | |
| BUILDING ELEVATIONS | | | | |
| | | | | Folded Plans: <u>2</u> Rolled/Colored Plans: <u> </u> |
| ☒ | ☐ | 11" x 17" min. to 24" x 36" max. page size | | |
| ☒ | ☐ | Scale and building dimensions labeled | | |
| ☒ | ☐ | North, south, east, and west elevations of <i>all</i> buildings | | |
| ☒ | ☐ | <i>All</i> building materials and colors noted | | |
| ☒ | ☐ | 8" x 10" photo of original color and material board | | |
| ☒ | ☐ | <i>All</i> wall sign locations shown and sizes noted | | |
| FLOOR PLANS | | | | |
| | | | | Folded Plans: <u>1</u> Rolled Plans: <u>1</u> |
| ☒ | ☐ | 11" x 17" min. to 24" x 36" max. page size | | <div style="border: 2px solid black; padding: 10px; width: 150px; margin: auto;"> RECEIVED
NOV 06 2007 </div> |
| ☒ | ☐ | Scale and building dimensions labeled | | |
| ☒ | ☐ | <i>All</i> building entrances/exits shown | | |
| ☒ | ☐ | Use of <i>all</i> rooms noted/labeled | | |

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: David Brown Application Type: Site Development (Plan Review)
 APN: 137-01-101-001, 137-01-101-001 ¹³⁷⁻⁰¹⁻²⁰¹⁻⁰⁰¹⁻⁰⁰² Location: Lone Mountain / PULI (SEC)
 Planner: J. Miller Pre-App Meeting Date: 9-12-07 Earliest PC Date:

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing

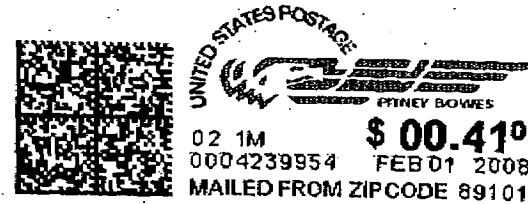


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

SDR-25487



13701114058
 JOHNSON MICHAEL L
 10713 LITTLE HORES CREEK AVE
 LAS VEGAS NV 89129-3308

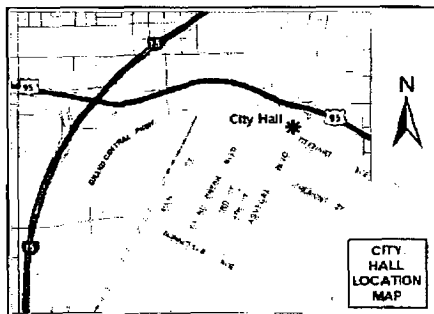
Case: SDR-25487

89129-3308 0079



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



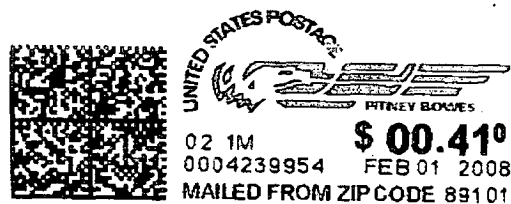
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request



13701113049
 CARQUE GEORGE & BARBARA
 1900 CORALINO DR
 HENDERSON NV 89074-1056

Case: SDR-25487

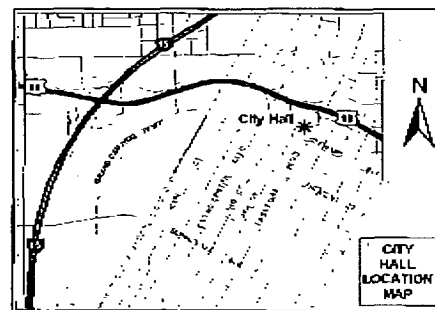
SDR-25487

89074+1056 C050



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Norm [Signature]

SDR-25487

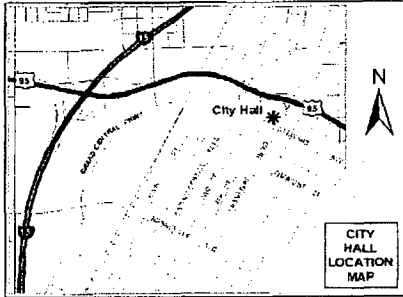
89129+3235 C079

000000000000

23

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

Case: MOD-25974
 13701212037
 THIBAUT GARY A & SANDRA C
 4525 DAWN PEAK ST
 LAS VEGAS NV 89129-3235

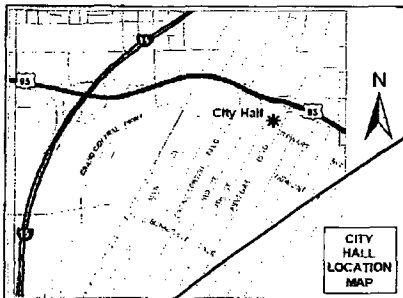
MOD-25974

89129+3235 C079



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

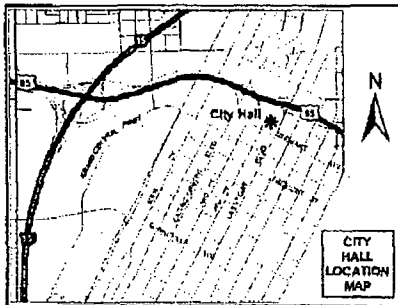
Case: SDR-25487
 13701212037
 THIBAUT GARY A & SANDRA C
 4525 DAWN PEAK ST
 LAS VEGAS NV 89129-3235

SDR-25487

P
23

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

SDR-25487

Case: SDR-25487

13701116025
RATHBUN JAMES L & HEATHER M
10764 LITTLE HORSE CREEK AVE
LAS VEGAS NV 89129-3307

89129+3307 C079

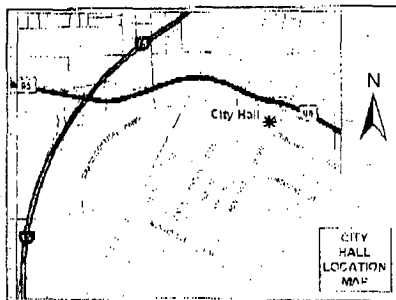


City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



UNITED STATES POSTAGE
 02 1M
 \$ 00.41
 000423934 FEB 01 2008
 MAILED FROM ZIP CODE 89101

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
 this Request



I OPPOSE
 this Request

MOD-25974

13701114011 Case: MOD-25974
 HERNANDEZ DANNY & EVA
 10658 LITTLE CREEK HORSE AVE
 LAS VEGAS NV 89129-0000

89129+3306 0079

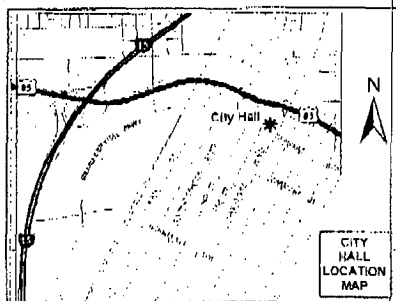
|||||

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



UNITED STATES POSTAGE
 02 1M
 \$ 00.41
 000423934 FEB 01 2008
 MAILED FROM ZIP CODE 89101

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
 this Request



I OPPOSE
 this Request

SDR-25487

13701114011 Case: SDR-25487
 HERNANDEZ DANNY & EVA
 10658 LITTLE CREEK HORSE AVE
 LAS VEGAS NV 89129-0000

89129+3306 0079

|||||

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Veronica Rivera
Printed Name

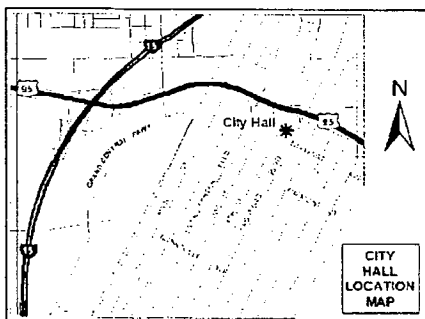
[Signature]
Signature

4344 Baker Hill St.
Address

| | | |
|------------------------------|---------|---------|
| Submitted after final agenda | | |
| Date | 2/14/88 | 22. |
| | PC | Item 23 |

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

MOD-25974 & SDR-25487

| |
|------------------------------|
| Submitted after final agenda |
| Date 2/1/08 08:33 |
| PC Item 33 |



13701113043

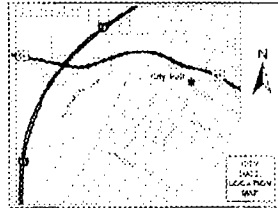
Case MOD-25974

SETHI FAMILY TRUST
 70717 STEAMBOAT ROCK CT
 LAS VEGAS NV 89129-0000

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2086



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

MOD-25974

Case MOD-25974
 13701212033
 SHIRLEY DALBY P & KATHLENE
 10649 CLIFF MOUNTAIN
 LAS VEGAS NV 89118-9244

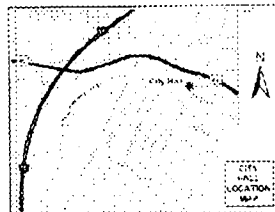
89129+3244 0078

Barcode

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2086



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

SDR-25487

Case SDR-25487
 13701212033
 SHIRLEY DALBY P & KATHLENE
 10349 CLIFF MOUNTAIN
 LAS VEGAS NV 89129-3244

89129+3244 0078

Barcode

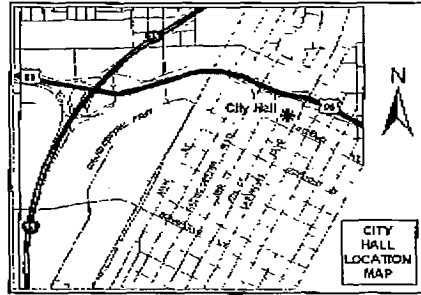
Submitted after final agenda

Date

2/14/08
 PC Item 23

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



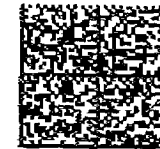
I OPPOSE
this Request

SDR-25487

89129-3305 C079

13701114051
GESELNICK PHILIP
4736 KILLINGTON ST
LAS VEGAS NV 89129-3305

Case: SDR-25487



UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 89101
\$ 00.41⁰
FEB 01 2008
FITNEY & BOWES

Submitted after final agenda

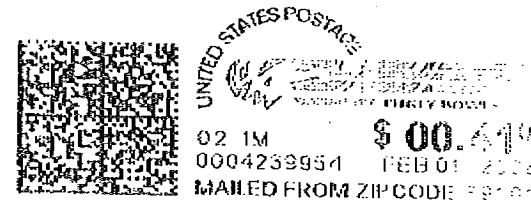
Date 2/14/08
PC Item 23

FEB. 12. 2008 7:32AM

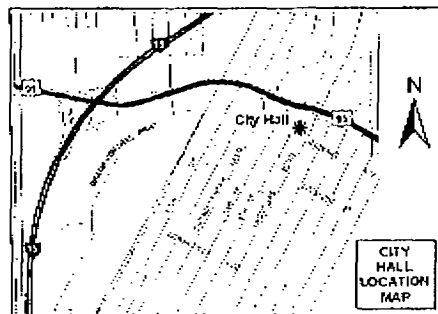
SUPREME DISTRIBUTORS

NO. 1979 P. 2

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

SDR-25487

Case: SDR-25487
 13701215007
 SCHOMBS FAMILY REVOCABLE LIV TR
 4524 ORANGE HEIGHTS ST
 LAS VEGAS NV 89129-3260

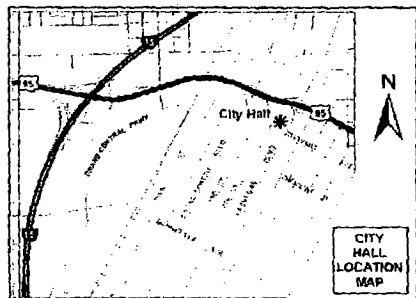
89129+3260 0075



Submitted after final agenda
 Date 2/14/08
 PC Item 23

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

SDR-25487

13701113069
 HENDERSON ANGELICIA M
 4747 SWEEPING GLEN ST
 LAS VEGAS NV 89129-3302

Case: SDR-25487

89125+3302 C079

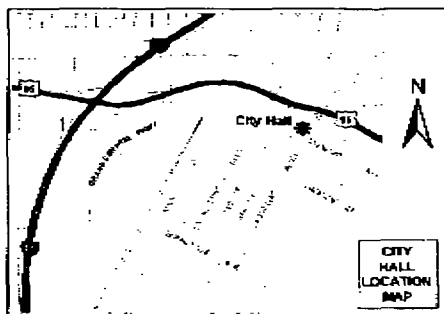


02/08/2008 07:39 7023991690

Submitted after final agenda
 Date 2/14/08
 PC Item 23

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

SDR-25487



Case: SDR-25487
 13701111043
 PARADISO ANTHONY J & SUSAN B
 10646 CLIFF RIDGE AVE
 LAS VEGAS NV 89129-3236

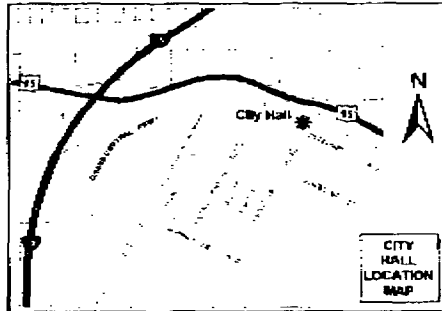
89129+3236 C079



Submitted after final agenda
 Date 2/1/08
 PC Item 23

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

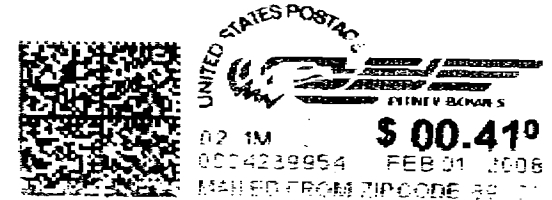
I SUPPORT
this Request

☒

I OPPOSE
this Request

SDR-25487

89129+3224 C079



Case: SDR-25487
13701111019
LEAHY MICHAEL F & LAURA T
10657 ALPINE FROST CT
LAS VEGAS NV 89129-3224

Submitted after final agenda
Date 2/14/08
PC Item 23

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Sam Baker

Printed Name

[Signature]

Signature

4321 GARDENERS HILL ST
Address LAS VEGAS NV 89129

Submitted after final agenda

Date

2/14

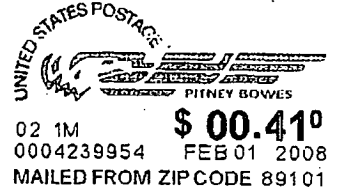
Item

22.

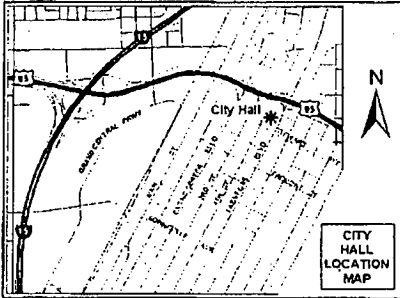
23

P

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request

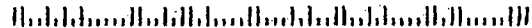


I OPPOSE
this Request

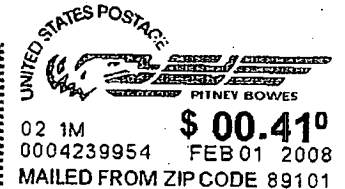
MOD-25974

Case: MOD-25974
 13701212006
 MATTHUSEN AUGUST
 4516 DAWN PEAK ST
 LAS VEGAS NV 89129-3235

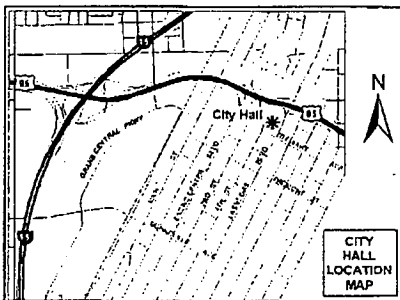
89129+3235 C079



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

SDR-25487

Case: SDR-25487
 13701212006
 MATTHUSEN AUGUST
 4516 DAWN PEAK ST
 LAS VEGAS NV 89129-3235

Submitted after final agenda

Date 2/14/08 Item 22, 23

89129+3235 C079



Pacific Southwest
D E V E L O P M E N T

February 12, 2008

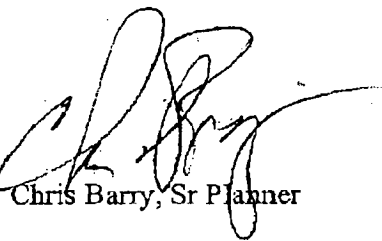
City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

To Whom It May Concern:

This letter is being written in support of the agenda items being heard by the City of Las Vegas Planning Commission on February 14, 2008 as MOD-25974 and SDR 25487. I have reviewed the site plan for the multifamily development the applicant is proposing and I am very impressed by the way they have managed to layout the site. Not only are the buildings aesthetically appealing, but the setbacks, and the tremendous abundance of landscaping make this project a welcome feature in this neighborhood.

We are aware that others in the neighborhood have approached the applicant regarding density and traffic. However, as a conscientious neighbor we feel that the density issue has been mitigated with the development conforming to the overall traffic design for the neighborhood, the abundance of landscaping, their elevation above us, and their willingness to work with the neighborhood on getting Lone Mountain open. They have shown an intense buffer of landscaping along their eastern border to protect our property and the existing neighborhoods. Their project sits at least 30 feet above the existing neighborhood so the likeliness of any existing neighbors seeing any part of their project is slim to none. They will be improving Stange, Peaceful Dawn, and hopefully Lone Mountain which will also provide a tremendous benefit to the neighborhood.

I am in complete support of this project and hope that you strongly consider approving it. It is a well thought out, well designed, appropriately placed project that will help lift our property values, increase the city tax base and improve our community.


Chris Barry, Sr Planner

Submitted after final agenda

Date

2/14/08

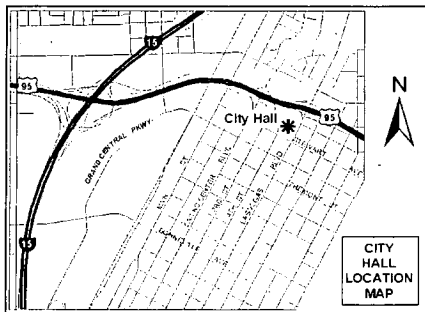
PC

Item 22, 23

A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

SDR-25487

89129+3304 C079



RECEIVED
FEB 07 2008

13701116034
WILSON RICHARD M
4719 KILLINGTON ST
LAS VEGAS NV 89129-3304

Case: SDR-25487

Submitted after final agenda

Date 2/4/08 PC Item 23

P

Application Information

ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward-4 (Brown)

Application Location



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

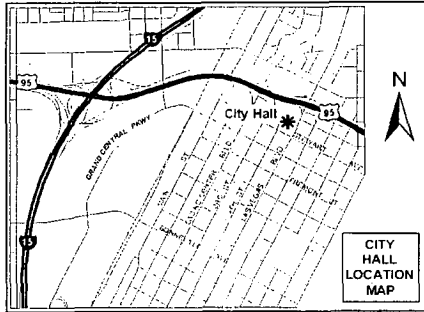
Public Hearing Information

Meeting: Planning Commission
Date: *February 14, 2008*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

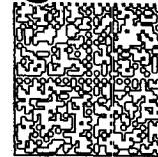
I SUPPORT
this Request

☒

I OPPOSE
this Request

SDR-25487

Submitted after final agenda
Date 2/14/08
Item 23
55667+55662 0097
89129-3305



UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 89101
\$ 00.41⁰
FEB 01 2008
PITNEY BOWES

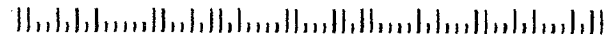
RECEIVED
FEB 11 2008

13701116030
RABAGO MELISSA
1801 MARSHALL RD #604

Case: SDR-25487

891 NFE 1 7071 00 02/01/08
NOTIFY SENDER OF NEW ADDRESS
RABAGO MELISSA A
4735 KILLINGTON ST
LAS VEGAS NV 89129-3305

BC: 89129330535 *1314-06535-01-41

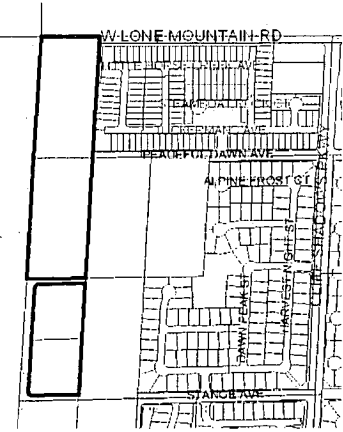


P

Application Information

ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)

Application Location



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

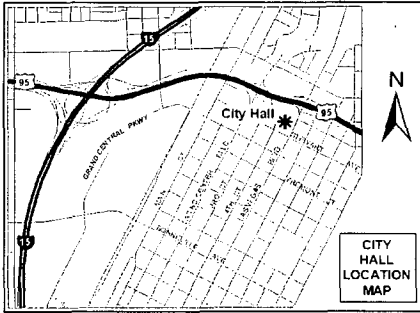
Public Hearing Information

Meeting: Planning Commission
Date: *February 14, 2008*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

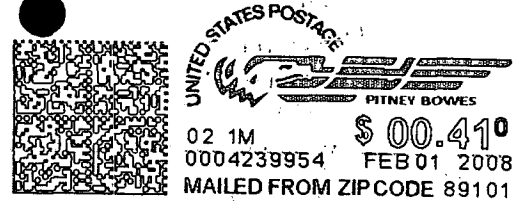
I SUPPORT
this Request

☒

I OPPOSE
this Request

SDR-25487

89129+3225 C079



RECEIVED
FEB 06 2008

Case: SDR-25487

13701111028
JAPCZYK ELLEN T & FRANK
10646 EARLY DAWN CT
LAS VEGAS NV 89129-3225

Submitted after final agenda

Date

2/14/08
PC Item 23

P

Application Information

ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)

Application Location



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

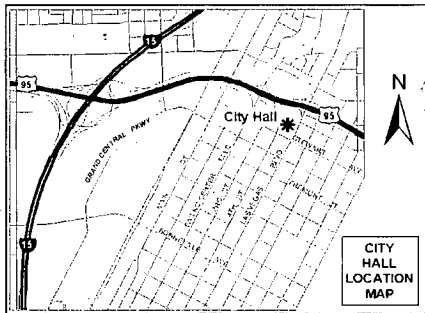
Public Hearing Information

Meeting: Planning Commission
Date: February 14, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



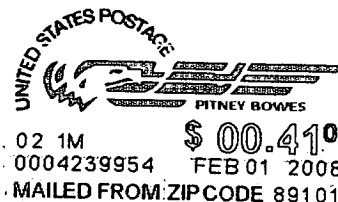
I SUPPORT
this Request



I OPPOSE
this Request

SDR-25487

89129+3235 C079



RECEIVED
FEB 13 2008

13701212009
TOBLER FAMILY TRUST
4504 DAWN PEAK ST
LAS VEGAS NV 89129-3235

Case: SDR-25487

Submitted after final agenda

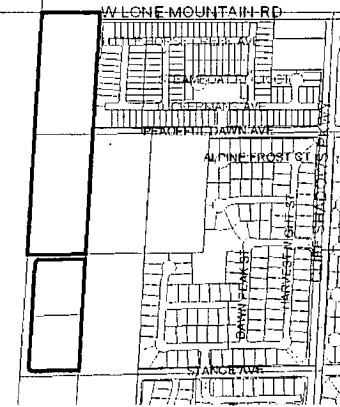
Date 2/14/08 PC Item 23

P

Application Information

ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)

Application Location



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

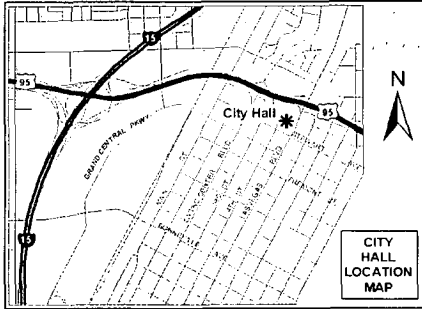
Public Hearing Information

Meeting: Planning Commission
Date: February 14, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

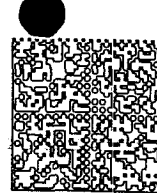
I SUPPORT
this Request

☒

I OPPOSE
this Request

SDR-25487

89129+3294 C079



UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004239954
\$ 00.41
FEB 01 2008
MAILED FROM ZIP CODE 89101

RECEIVED
FEB 13 2008

13701217004
VELOSO ANDRES R & CHONG S
4461 PROSPECT HILL CT
LAS VEGAS NV 89129-3294

Case: SDR-25487

Submitted after final agenda

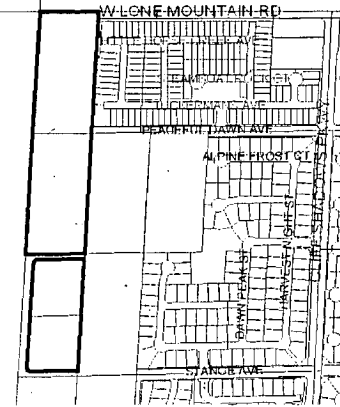
Date 2/14/08 PC Item 23

P

Application Information

ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)

Application Location



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

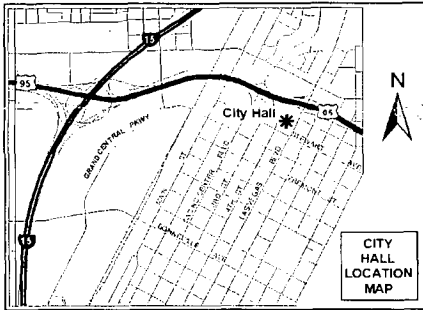
Public Hearing Information

Meeting: Planning Commission
Date: *February 14, 2008*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may **not** receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

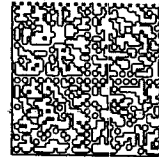
I SUPPORT
this Request

☒

I OPPOSE
this Request

SDR-25487

89129+3225 C079



UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004239954
\$ 00.41⁰
FEB 01 2008
MAILED FROM ZIP CODE 89101

RECEIVED
FEB 13 2008

13701111030
DEROSIA DAVIEE
10654 EARLY DAWN CT
LAS VEGAS NV 89129-3225

Case: SDR-25487

Submitted after final agenda

Date

2/14/08
PC

Item

23

f

Application Information

ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)

Application Location



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

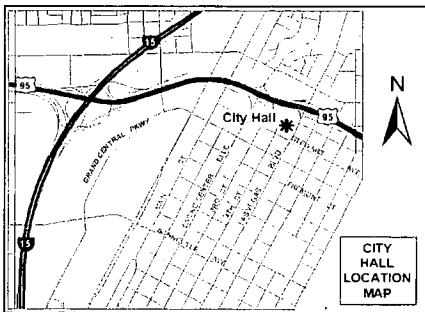
Public Hearing Information

Meeting: Planning Commission
Date: *February 14, 2008*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council; Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



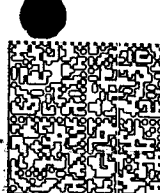
I SUPPORT
this Request



I OPPOSE
this Request

SDR-25487

89129+3308 C079



UNITED STATES POSTAGE
PITNEY BOWES
02 1M \$ 00.410
0004239954 FEB 01 2008
MAILED FROM ZIP CODE 89101

RECEIVED
FEB 13 2008

Case: SDR-25487
13701114022
KENNEY MICHAEL & CLAUDIA
10728 LITTLE HORSE CREEK AVE
LAS VEGAS NV 89129-3308

Submitted after final agenda
Date 2/14/08 PC Item 23

P

Application Information

ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: February 14, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Protest / Approval Letter



Separator Sheet

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Trace A. Nichols
Printed Name

Trace A. Nichols
Signature

1715 S. Chaparral Hill Ct, Las Vegas, NV 89129
Address

Submitted after final agenda

Date

Item

48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

ERIC LINDEN
Printed Name

[Signature]
Signature

10651 Robin Hill Ave
Address
Las Vegas

Submitted after final agenda

Date

Item 48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Angela Gates James Gates
Printed Name

Angela Gates James Gates
Signature

4319 Holleys Hill
Address
LV NV 89129

Submitted after final agenda

Date

Item 48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Daniel L. Freedle
Printed Name

Daniel L. Freedle
Signature

4325 Governors Hill St.
Address

Submitted after final agenda

Date

Item 48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Brandi Fox-Freedle

Printed Name

Brandi Fox-Freedle

Signature

4325 Governors Hill St.

Address

Submitted after final agenda

Date

Item 48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Beverly Larson

Printed Name

Beverly Larson

Signature

4336 Baker Hill Street, Las Vegas, NV 89129

Address

Submitted after final agenda

Date

Item

48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

JoEtta Johnson
Printed Name



Signature

4229 Governors Hill Street Las Vegas, NV. 89129
Address

Submitted after final agenda

Date

Item

48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Linda Millican Terry Millican
Printed Name

Linda Millican Terry Millican
Signature

10660 Shelter Hill Ct.
Address

Submitted after final agenda

Date

Item 48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Phillip P HO DMD
Printed Name

Phillip P HO DMD
Signature

4327 Hollies Hill 89129
Address

Submitted after final agenda

Date

Item

48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Ronald W. Layman Sr.
Printed Name

Ronald W. Layman
Signature

10664 Heather Hill Ct.
Address

Las Vegas NV 89129

Submitted after final agenda

Date

Item

48

P

YAHOO! MAIL

Print - Close Window

City of Las Vegas

Planning & Development Department

Development Services Center

31 S. Fourth Street

Las Vegas NV 89101-2986

Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Suzanne Johnson

Printed Name

Suzanne Johnson

Signature

4340 Bakerhill St.

ADDR:

Submitted after final agenda

Date

Item

48

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Nancy Hopkins
Printed Name

Nancy Hopkins
Signature

4220 Holleys Hill St.
Address
LV NV 89129

Submitted after final agenda

Date

Item 48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

DON AMBRECHT

Printed Name

Don Ambrecht

Signature

4236 HOLLANDS HILL ST.

Address

LV NV 89129

Submitted after final agenda

Date

Item 48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Marquerita Brown

Printed Name

Marquerita Brown

Signature

4303 Holly Hill St. LV, NV 89129

Address

Submitted after final agenda

Date

Item

48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

C. Madsen
Printed Name
C. Madsen
Signature
Bill Holley 411 St. 89128
Address

Submitted after final agenda

Date

Item 48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Lisa M. Czajka
Printed Name

Lisa M. Czajka
Signature

4323 Hollings Hill St
Address
LV NV 89129

Submitted after final agenda

Date

Item

48

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

DAVID MELITO
Printed Name

David Melito
Signature

4227 HOLLYS HILL ST.
Address
LV NV 89129

| | |
|------------------------------|---------|
| Submitted after final agenda | |
| Date | Item 48 |

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Kevin Cotton
Printed Name

[Signature]
Signature

4316 Governors Hill St
Address 89129

Submitted after final agenda

Date 2/14/08 Item 22
PC 23

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Nicole Burger
Printed Name


Signature

436 Governors Hill St
Address
Las Vegas, NV
89129

Submitted after final agenda

Date 2/14/08 22.
PC Item 23

To:

1 Page Fat
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

URGENT!!

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Margaret Deibert

Printed Name

Margaret Deibert

Signature

4308 Governors Hill St

Address

LV NV 89129

There is a
glut of condos
on the market!
This is not
needed.

Submitted after final agenda

| | | | |
|------|---------|------|----|
| Date | 2/11/08 | Item | 22 |
| | PC | | 23 |

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Melissa Jones
Printed Name
Melissa Jones
Signature

4337 Governors Hill St
Address
LV NV 89139

Submitted after final agenda

Date 2/14/08
PC Item 22.
23.

P

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

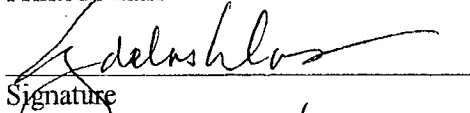
RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

GIRLIE V. DE LAS ALAS
Printed Name


Signature

4332 BAKER Hill St
Address LAS VEGAS, NV 89129

Submitted after final agenda

Date 2/14/08 Item 22
PC 23

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Caroline Medina
Printed Name

Caroline Medina
Signature

10646 Robin Hill Ave
Address

| | |
|------------------------------|-------------|
| Submitted after final agenda | |
| Date | 2/14/03 |
| PC | Item 22, 23 |

8

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Carole Kuntz
Printed Name

Carole Kuntz
Signature

1353 Baker Blvd Street
Address

Las Vegas, NV 89129

Submitted after final agenda

Date *2/14/08* Item *22*
pc *23*

To:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas NV 89101-2986
Fax: 702-385-7268

RE: MOD-25974 & SDR 25487

As a homeowner and resident in the Lone Mountain Vistas V community (located both east and west of Cliff Shadows Parkway between Hickam and Stange) I very strongly oppose these measures. They will negatively impact property values as well as traffic on Cliff Shadows Parkway (the only street available to enter and exit our area) and we do not have the resources to manage and support a development of this size.

There are multiple multi-family developments within a 2-mile radius of this proposed project that are not experiencing the 100% occupancy rates suggested by this developer. There are also many, many single family homes available for purchase or rent within the price range potentially offered by this developer.

This development is unwarranted and unwanted and I ask you to register and support my opposition to both of these measures before you.

Hugh H Tanner

Printed Name

4208 Governors Hill Street, Las Vegas NV 89129

Signature

H. H. Tanner

Address

Submitted after final agenda

Date 2/14/08 PC Item 22
23

Plans (PMT)

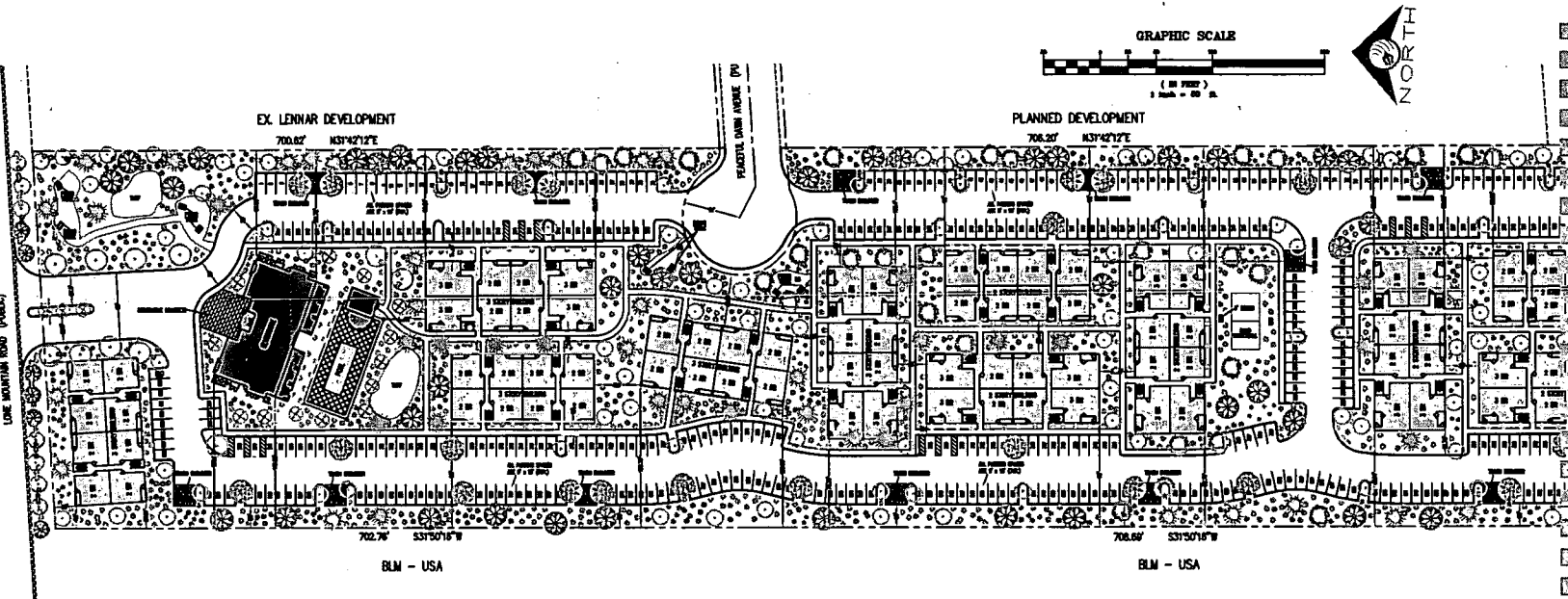


Separator Sheet

UNDEVELOPED P.C.D.

SSB 86' N31°50'18" W

LOVE MOUNTAIN ROAD (PUBLIC)



SEE SHEET 2

Trees

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|---------|----------------------------|-----------------------------|
| | 24" Box | Shoestring Acacia | <i>Acacia stenophylla</i> |
| | 24" Box | African Sumac | <i>Rhus lancea</i> |
| | 24" Box | Chitalpa | <i>Chitalpa lochensis</i> |
| | 24" Box | Desert Mesquite Palo Verde | <i>Prosopis juliflora</i> |
| | 24" Box | San Jacinto Ash | <i>Fraxinus velutina</i> |
| | 24" Box | Mexican Fan Palm | <i>Washingtonia robusta</i> |

Suggested Shrubs

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|----------|--------------------------|-------------------------------|
| | 5 Gallon | Variegated Century Plant | <i>Agave americana</i> |
| | 5 Gallon | Desert Spoon | <i>Dasylirion wheeleri</i> |
| | 5 Gallon | Red Yucca | <i>Hesperaloe parviflora</i> |
| | 5 Gallon | Purple Fountain Grass | <i>Pennisetum s. 'Rubrum'</i> |
| | 5 Gallon | Weeping Yucca | <i>Yucca rostrifolia</i> |

Suggested Shrubs

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|----------|--------------------------|--------------------------------------|
| | 5 Gallon | Red Bird of Paradise | <i>Catalpa baccata</i> |
| | 5 Gallon | Green Cloud Yucca-Ranger | <i>L. Intermixta 'Green Cloud'</i> |
| | 5 Gallon | Desert Cassia | <i>Senecio (Cassia) nemophila</i> |
| | 5 Gallon | Shrubby Cassia | <i>Senecio (Cassia) viscidiflora</i> |
| | 5 Gallon | Tecoma sun | Yellow Bell |

Suggested Shrubs

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|----------|--------------------|-----------------------------------|
| | 5 Gallon | Desert Marigold | <i>Baileya multiradiata</i> |
| | 5 Gallon | Irish Lantana | <i>Lantana canna 'Radiant'</i> |
| | 5 Gallon | Fairy Duster | <i>Ceanothus divaricata</i> |
| | 5 Gallon | Thunder Cloud Sage | <i>L. crinita 'Thunder Cloud'</i> |
| | 5 Gallon | Autumn Sage | <i>Salvia greggii</i> |

Suggested Shrubs

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|----------|----------------------|---|
| | 1 Gallon | Creeper Acacia | <i>Acacia modesta 'Desert Carpet'</i> |
| | 1 Gallon | Trailing Indigo Bush | <i>Dalea greggii</i> |
| | 1 Gallon | Trailing Lantana | <i>Lantana montevidensis</i> |
| | 1 Gallon | Star Jasmine | <i>Trachelium perennans jamaicensis</i> |
| | 5 Gallon | Periwinkle | <i>Vincetoxicum</i> |

Notes:

- All plants to receive a 2" layer of 1" Mulch Gold decorative mulch unless otherwise noted.
- All plants intended to be planted a minimum of five feet away from perimeter walls and structures where possible.
- Plants planted within five feet of landscape shall receive root shields.
- Pre-emergent and herbicides to be applied to all planting areas.
- All nursery stakes shall be removed at time of planting unless otherwise noted.
- All plant materials shall be installed per City of Las Vegas Title 19 Landscape Standards.

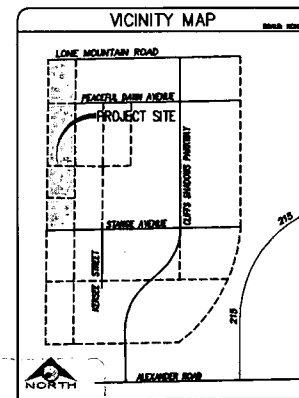
Landscape Area: 233,988.51'

RECEIVED
JAN 11 2008

SDR-25487

REVISED

01/24/08 PC



Triton Engineering
4011 Cleveland Street, Suite 100
Las Vegas, NV 89118
Phone: (702) 254-1100
Fax: (702) 254-0000
Email: info@tritoneng.com

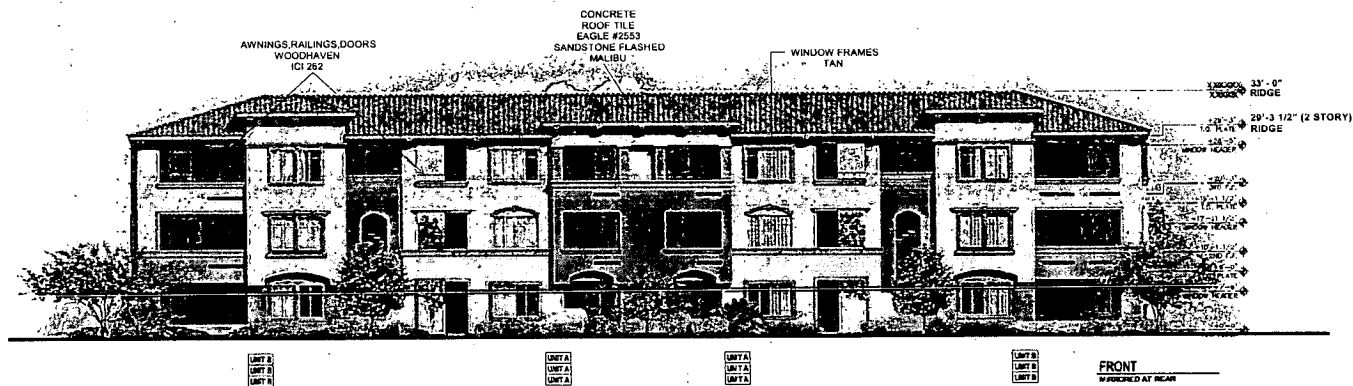
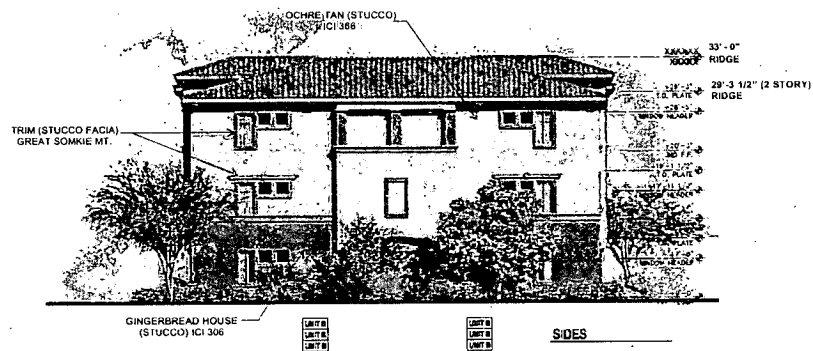


LOVE MOUNTAIN/PUU

LANDSCAPE PLAN

SHEET

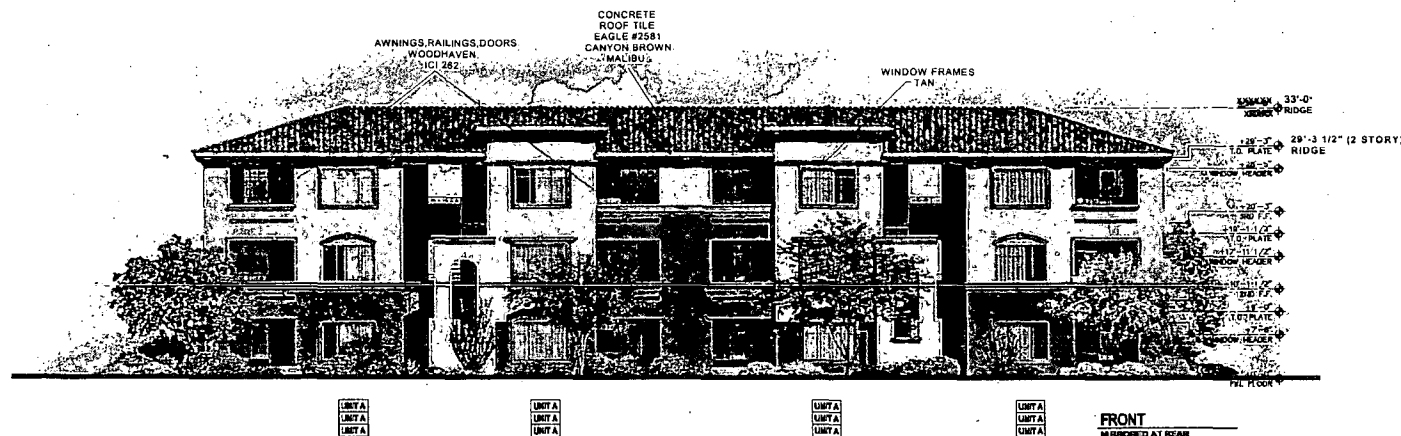
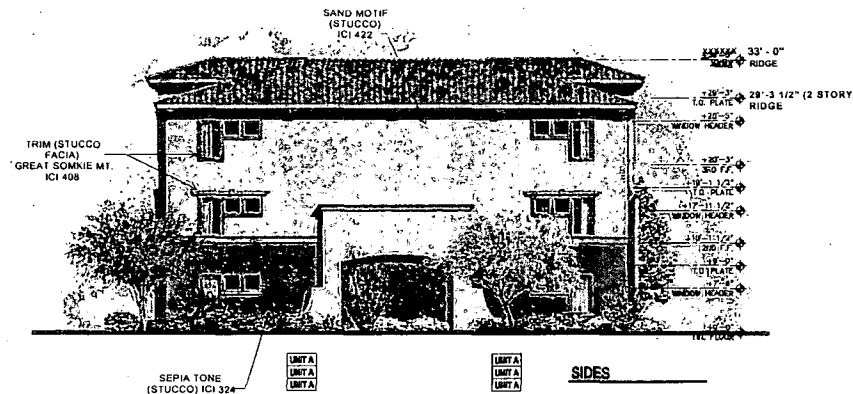
1 of 2



ELEVATION: BUILDING 1
LONE MOUNTAIN/PULI MULTIFAMILY

SDR-25487
REVISED
01/24/08 PC

RECEIVED
DEC 28 2007

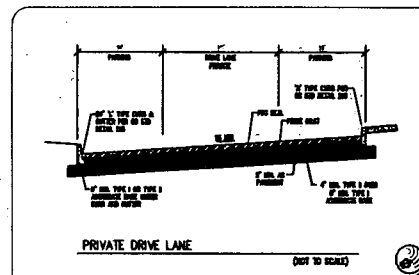
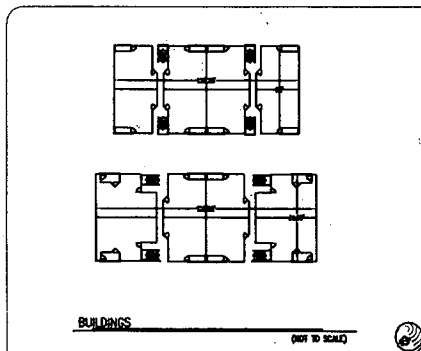


ELEVATION: BUILDING 2
LONE MOUNTAIN/PULI MULTIFAMILY

SDR-25487
REVISED
01/24/08 PC

RECEIVED
DEC 28 2007

[illegible]

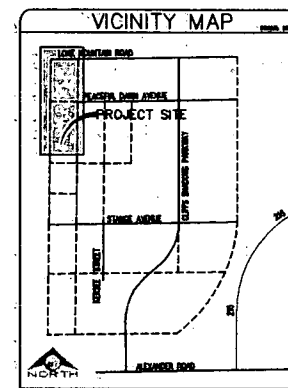


ACREAGE

ACRES = 16.41
 DWELLING UNITS = 200
 DENSITY = 12
 (2 & 3 STORY BUILDINGS UTILIZED)

PARKING ANALYSIS

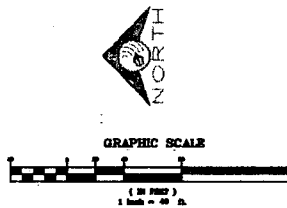
NUMBER OF 2 BEDROOM UNITS = 200
 (200 x 1.75)
 PARKING REQUIRED = 400
 NUMBER OF 3 BEDROOM UNITS = 80
 (80 x 2.0)
 PARKING REQUIRED = 160
 NUMBER OF GUEST PARKING REQUIRED = 80
 (200 / 2.5)
 TOTAL PARKING REQUIRED = 640
 TOTAL PARKING PROVIDED = 640



BENCHMARK

NOT TO SCALE

NOT TO SCALE



BACK OF CURB RADIUS AT EACH INTERSECTION IS 20' FOR FIRE ACCESS

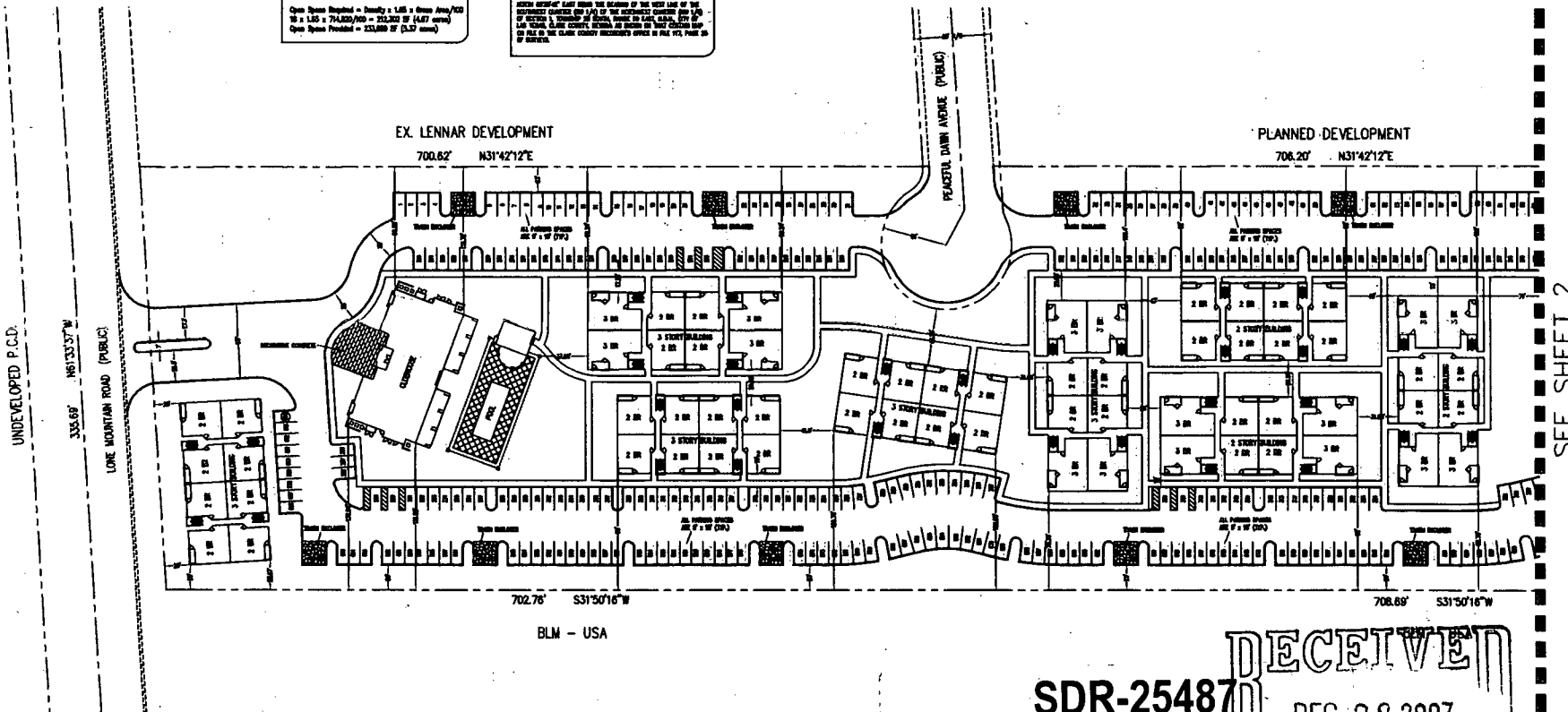
ALL DRAINAGE EASEMENTS SHOWN ON PLAN ARE TO BE DESIGNATED AS COMMON LOTS TO BE PRIVATELY MAINTAINED

OPEN SPACE CALCS

Open Space Required = Density x 1.65 x Gross Area / 100
 12 x 1.65 x 74,800 / 100 = 21,324 SF (4.87 acres)
 Open Space Provided = 22,500 SF (5.17 acres)

BASIS OF BEARING

NOT TO SCALE



RECEIVED

SDR-25487

REVISED

01/24/08 PC

DEC 28 2007

Triton Engineering

Office: 1701 N. 11th St., Suite 100, Las Vegas, Nevada 89104

Phone: (702) 733-1100

Fax: (702) 733-1101

Website: www.tritoneng.com

PROJECT: LONE MOUNTAIN / PUL

SHEET: 3 OF 4

DATE: 01/24/08

BY: [Signature]

CHECKED BY: [Signature]

DESIGNED BY: [Signature]

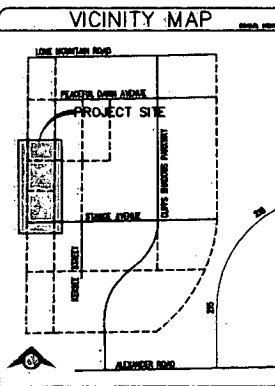
PROJECT NO: [Number]

OPEN SPACE CALCS
 Open Space Required = Density x 1.65 x Gross Area/100
 18 x 1.65 x 774,000/100 = 233,802 SF (5.47 acres)
 Open Space Provided = 333,488 SF (7.67 acres)

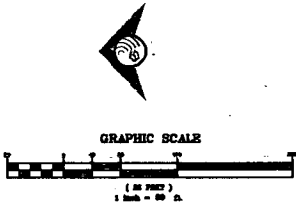
BASIS OF BEARING
 BEARING MEASURED EAST FROM THE BEARING OF THE REAR LINE OF THE
 NEAREST CORNER OF THE LOT OF THE ADJACENT PARCEL TO THE LINE
 OF RECORD. A LINE CORNER IS SHOWN IN THE CORNER OF THE LOT OF
 THE ADJACENT PARCEL. THE BEARING OF THE LINE CORNER IS SHOWN IN
 THE CORNER OF THE LOT OF THE ADJACENT PARCEL. THE BEARING OF THE
 LINE CORNER IS SHOWN IN THE CORNER OF THE LOT OF THE ADJACENT
 PARCEL.

ACREAGE
 ACRES = 16.4
 BUILDING FEET = 326
 DENSITY = 18
 (2 & 3 STORY BUILDINGS UTILIZED)

PARKING ANALYSIS
 NUMBER OF 2 BEDROOM UNITS = 126
 (200 x 170)
 PARKING REQUIRED = 410
 NUMBER OF 3 BEDROOM UNITS = 60
 (200 x 20)
 PARKING REQUIRED = 120
 NUMBER OF SUITES PARKING REQUIRED = 40
 (200 x 6)
 TOTAL PARKING REQUIRED = 570
 100% PARKING PROVIDED = 570
 TOTAL PARKING PROVIDED = 570

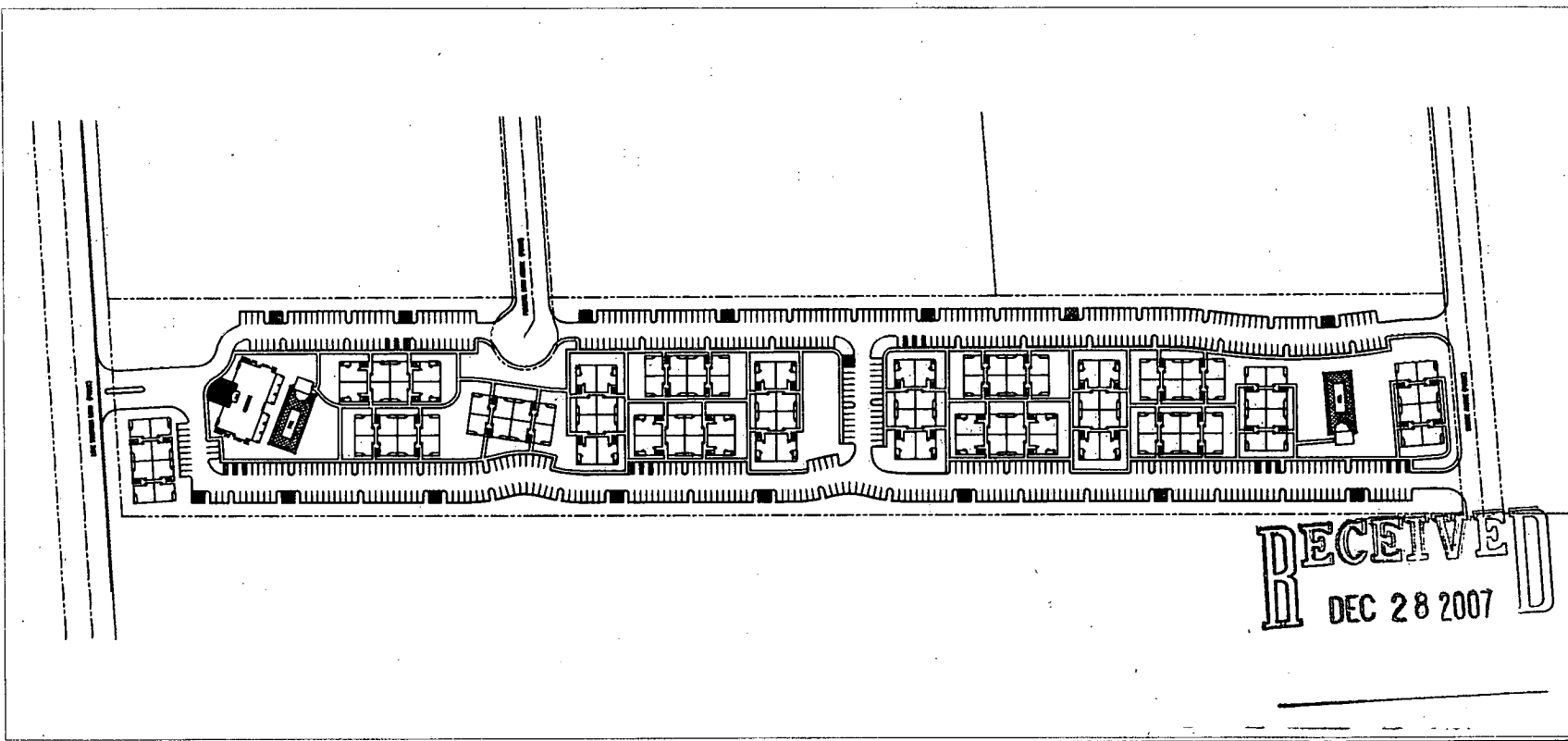


BENCHMARK
 CITY OF LAS VEGAS BENCHMARK STATION - 11,000
 BENCH AND MONUMENT PLACEMENT IS THE TOP OF CORNER AT THE
 NEAREST CORNER OF LOT SURROUNDING AND NEARBY
 BENCHMARK - 11,000
 BENCHMARK - 11,000
 BENCHMARK - 11,000



BACK OF CURB RADIUS AT EACH
 INTERSECTION IS 20' FOR FIRE
 ACCESS

ALL DRAINAGE EXHIBITS
 SHOWN ON PLAN ARE TO BE
 DESIGNATED AS COMMON LOTS
 TO BE PRIMARILY MAINTAINED



RECEIVED
 DEC 28 2007

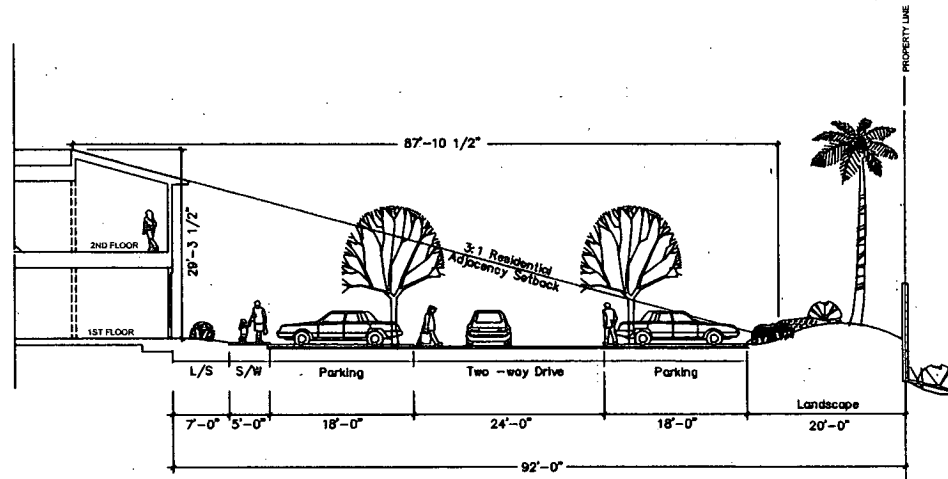
Triton Engineering
 4111 W. Charleston Blvd.
 Las Vegas, Nevada 89102
 (702) 734-1400
 FAX (702) 734-1400
 WWW.TRITON-ENG.COM

OVERALL SITE PLAN

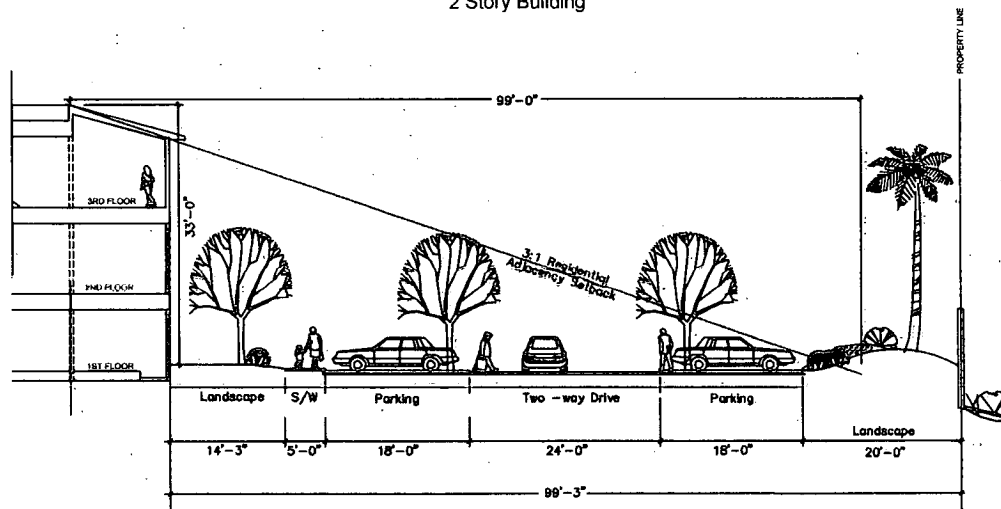
RECEIVED
 DEC 28 2007

CLV. DISC. 4

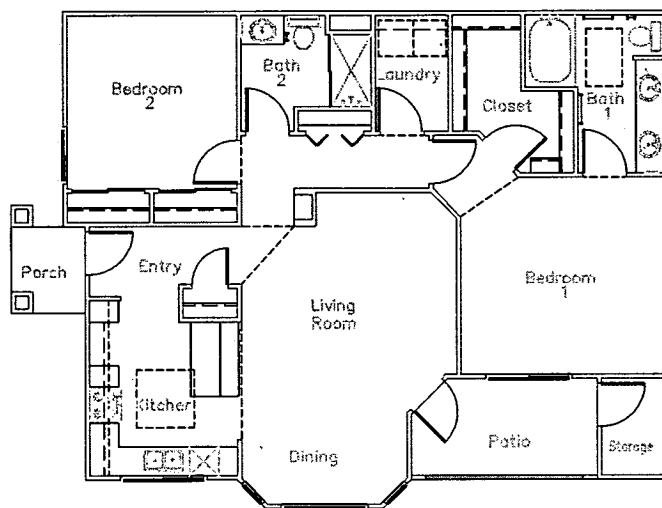
SDR-25487
REVISED
01/24/08 PC



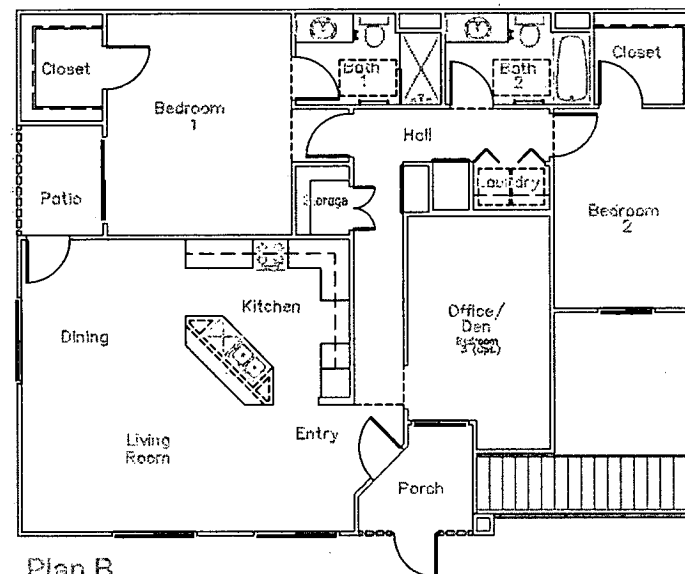
2 Story Building



3 Story Building



Plan A



Plan B



4175 S. Cornerstone Dr., Suite A
Las Vegas, NV 89119
Tel: 702-673-1256
Fax: 702-673-1256
www.developmentconsulting.com

LONE MOUNTAIN PULI

Unit Plans

Las Vegas, Nevada

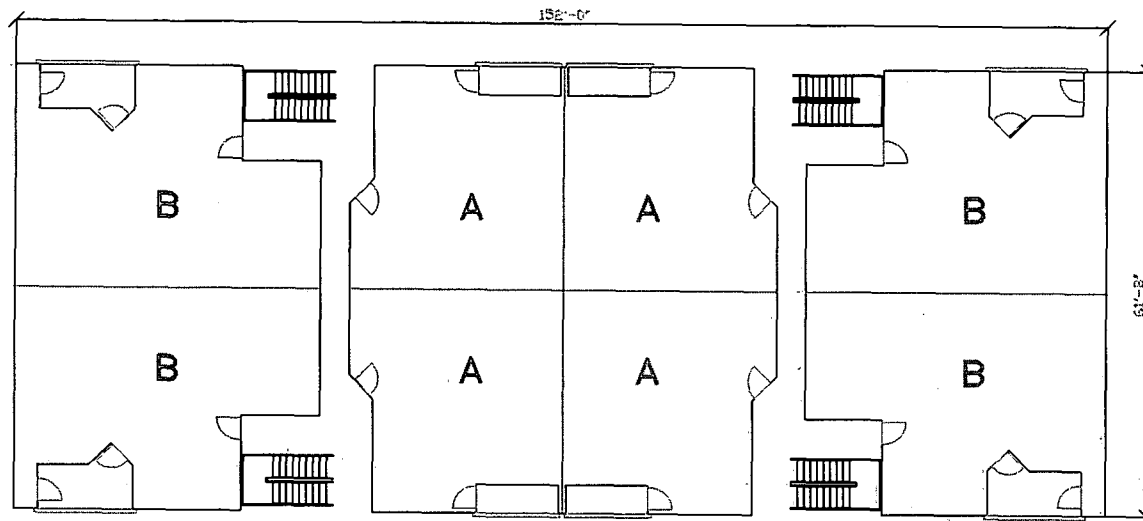
Date:
Scale:

October 8, 2007
1/4" = 1"

RECEIVED
NOV 06 2007

SDR-25487

12/20/07 PC



4175 S. Conover Dr., Suite A
Las Vegas, NV 89119
Tel: 702-254-1100
Fax: 702-254-4225
Email: info@dcslasvegas.com

LONE MOUNTAIN PULI

Building 1 Floor Plan

Las Vegas, Nevada

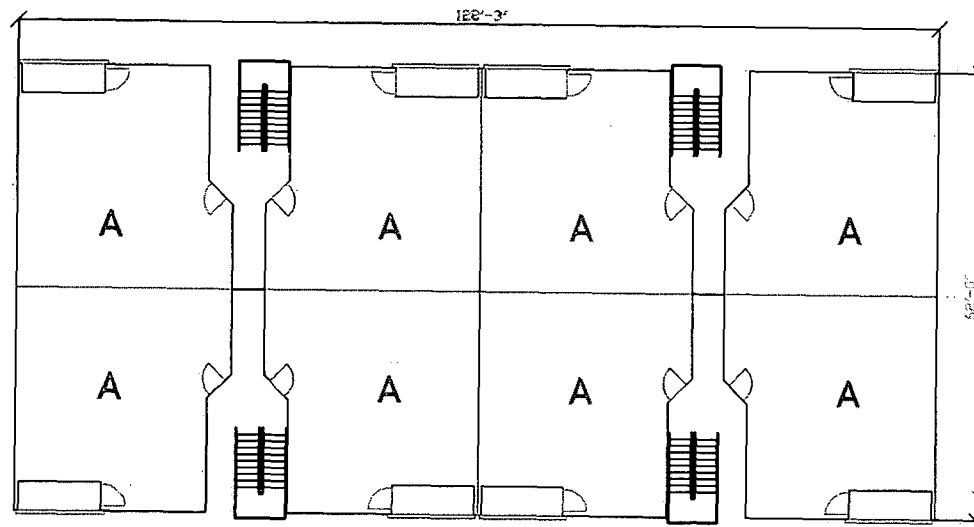
Date:
Scale:

October 8, 2007
1/8" = 1"

RECEIVED
NOV 06 2007

SDR-25487

12/20/07 PC



4170 E. Garvey St., Suite A
Las Vegas, NV 89119
Tel: 702-605-1550
Fax: 702-605-1550
E-Mail: info@dcslasvegas.com

LONE MOUNTAIN PULI

Building 2 Floor Plan

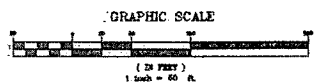
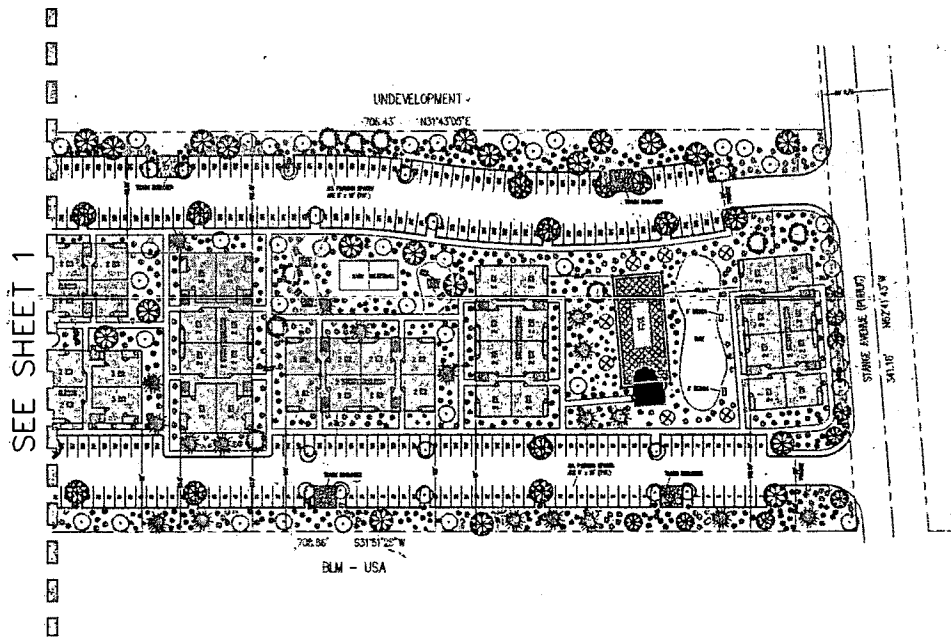
Las Vegas, Nevada

Date:
Scale:

October 8, 2007
1/4" = 1'

RECEIVED
NOV 06 2007

SDR-25487
12/20/07 PC



SEE SHEET 1

Trees

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|---------|-----------------------------|-----------------------------|
| | 24" Box | Shovelling Acacia | <i>Acacia stenophylla</i> |
| | 24" Box | African Sumac | <i>Rhus lancea</i> |
| | 24" Box | Chilodip | <i>Chilodip radiata</i> |
| | 24" Box | Desert Shrubland Palo Verde | <i>Prosopis juliflora</i> |
| | 24" Box | San Tex Ash | <i>Fraxinus velutina</i> |
| | 24" Box | Mexican Palm Palm | <i>Washingtonia robusta</i> |

Suggested Shrubs

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|----------|------------------------|------------------------------|
| | 5 Gallon | Varietal Century Plant | <i>Agave americana</i> |
| | 5 Gallon | Desert Shrub | <i>Durillium chadleri</i> |
| | 5 Gallon | Red Yucca | <i>Hesperaloe parviflora</i> |
| | 5 Gallon | Purple Fountain Grass | <i>Pennisetum s. rubrum</i> |
| | 5 Gallon | Weeping Yucca | <i>Yucca recurvifolia</i> |

Suggested Shrubs

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|----------|--------------------------|------------------------------------|
| | 5 Gallon | Red Bird of Paradise | <i>Cassipouira pubescens</i> |
| | 5 Gallon | Green Cloud Texas Ranger | <i>L. frutescens 'Green Cloud'</i> |
| | 5 Gallon | Desert Cassia | <i>Senna (Cassia) nemoralis</i> |
| | 5 Gallon | Shrubby Cassia | <i>Senna (Cassia) wilczelii</i> |
| | 5 Gallon | Yucca plant | Yellow Bell |

Suggested Shrubs

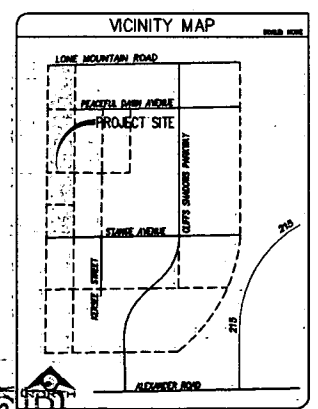
| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|----------|--------------------|-----------------------------------|
| | 5 Gallon | Desert Mistletoe | <i>Baileya multiradiata</i> |
| | 5 Gallon | Bush I. antana | <i>Lantana camara 'Radiation'</i> |
| | 5 Gallon | Fairy Duster | <i>Callea elaeagnifolia</i> |
| | 5 Gallon | Thunder Cloud Sage | <i>L. canbium 'Thunder Cloud'</i> |
| | 5 Gallon | Antennary Sage | <i>Silvia greggii</i> |

Suggested Shrubs

| SYMBOL | SIZE | COMMON NAME | BOTANICAL NAME |
|--------|----------|----------------------|---|
| | 1 Gallon | Creeper Acacia | <i>Acacia midlensis 'Desert Carpet'</i> |
| | 1 Gallon | Trailing Indigo Bush | <i>Dalea greggii</i> |
| | 1 Gallon | Trailing Lantana | <i>Lantana rosea 'Golden'</i> |
| | 1 Gallon | Star Jasmine | <i>Trachelium pinnatifidum</i> |
| | 5 Gallon | Poinsettia | <i>Vincetoxicum</i> |

- Notes:
1. All planters to receive a 2" layer of 1/2" Mulch Gold decorative rock unless otherwise noted.
 2. All plant material to be planted a minimum of five feet away from perimeter walls and structures where possible.
 3. Trees planted within five feet of landscape shall receive root shields.
 4. Pre-emergent and herbicides to be applied to all planting areas.
 5. All nursery stakes shall be removed at time of planting unless otherwise noted.
 6. All plant material shall be installed per City of Las Vegas Title 19 Landscape Standards.

Landscape Area: 233,988 SF



RECEIVED
NOV 06 2007
SDR-25487
12/20/07 PC

Triton Engineering
9800 Livingston Court Drive
Suite 100
Las Vegas, Nevada 89143
Office: (702) 241-1800
Fax: (702) 241-8062
www.tritoneng.com

DATE: 10/20/07
DRAWN BY: J. P. GILLES
CHECKED BY: J. P. GILLES
DATE CHECKED: 10/20/07
JOB NO.: 1
SHEET: 1 OF 2

LONE MOUNTAIN/PUU
LANDSCAPE PLAN
SHEET 2

