

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

PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

ATTN: DOUGLAS J. RANKIN PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

RE: ZON-13867
BY "HOT ENDEAVOR, LLC

DEAR MR. RANKIN,

THIS IS THE SECOND TIME I HAVE WRITTEN REGARDING THIS MATTER, MY OBJECTIONS ARE STILL THE SAME, NON-CONFORMING USE (DENSITY), TRAFFIC HAZARD AND HEIGHT. THE SUBJECT PROPERTY HAS PREVIOUSLY BEEN REJECTED UTILIZING 123 UNITS PER GROSS ACRE, WHY NOW WOULD IT BE ACCEPTED UTILIZING 125 UNITS? ALL OF THIS ON FOUR USEABLE ACRES, UNBELIEVABLE! HOW MANY STORIES IS THIS PROJECTED TO BE? WHY IN THE WORLD WOULD THIS BE ACCEPTABLE? YOUR PLANNING DIVISION REJECTED THIS BEFORE, WHY ACCEPT IT NOW? JUST BECAUSE THE DEVELOPER WISHES TO DEVELOP AS MANY UNITS AS POSSIBLE, TAKE THE MONEY AND RUN LEAVING OUR NEIGHBORHOOD WITH THE PROBLEMS CREATED BY THIS VERY HIGH DENSITY DEVELOPMENT.

SUBJECT PROPERTY: 1. 200 FOOT HIGH TRANSMISSION POWER LINE EASEMENT BISECTS THE DEVELOPMENT, NOT USEABLE FOR DEVELOPMENT, REFER HIGHLIGHT PORTIONS BELOW.

2. DENSITY OF 25 UNITS PER GROSS ACRE, 32 UNIT PER NET ACRE DUE TO EASEMENT. BOTH ARE NON-CONFORMING TO PROJECTS WITHIN THE ADJACENT AREA, REFER HIGHLIGHTED PORTIONS BELOW.

3. THE ONLY ENTRANCE AND EXIT TO THE AREA AS SHOWN ON THE MAP BELOW IS FROM WESTCLIFF DRIVE ON THE SOUTH UTILIZING ROLAND WILEY ROAD TO THE ENTIRE AREA OF THE DEVELOPMENTS LOCATED ON SILVER SK DRIVE. WHAT A TRAFFIC HAZARD WITH ALL OF THIS TRAFFIC TO WEST-

Telephone Protest/ Approval Log

Meeting Date: 7/13

Case Number: SD12 38667
200

Date: 7/11/06
Name: Ann Murphy
Address: 8220 Capital Star
ct.
Phone: 656-0912
☒ PROTEST ☐ APPROVE

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ITEM # 471 48

CASE # 200 13301 SD 13306

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