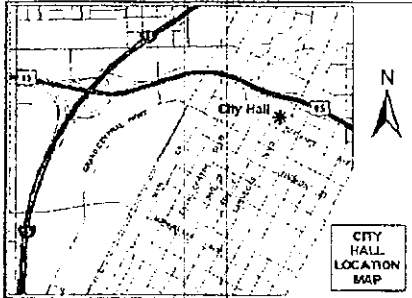


City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

### Official Notice of Public Hearing



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I SUPPORT  
this Request

I OPPOSE  
this Request

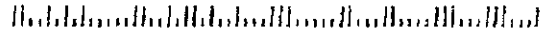
13808217016

Case: WVR-21997

OGUREK ALFRED G & ROBIN L  
3717 TREASURE BLUFF CT  
LAS VEGAS NV 89129-7033

WVR-21997, TMP-22564

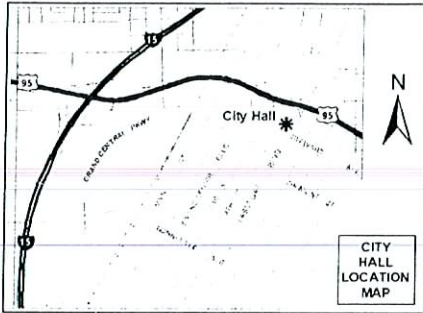
8912987033 0023



P

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

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I SUPPORT  
this Request

I OPPOSE  
this Request

13808217013  
KOCEJA VICKI  
8937 SAILPLANE AVE  
LAS VEGAS NV 89129-7032

Case: WVR-21997

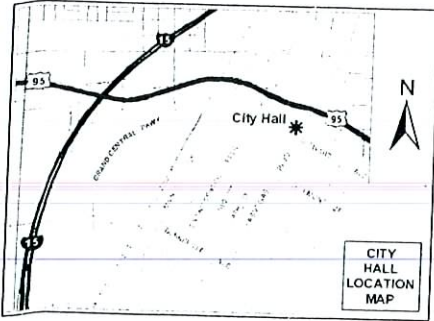
WVR-21997 & TMP-22564

89129+7032 0023



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

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I SUPPORT  
this Request

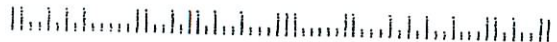
I OPPOSE  
this Request

*strongly*

13808217012 Case: WVR-21997  
GUSTAFSON ERIC S & LINDA L  
8941 SAILPLANE AVE  
LAS VEGAS NV 89129-7032

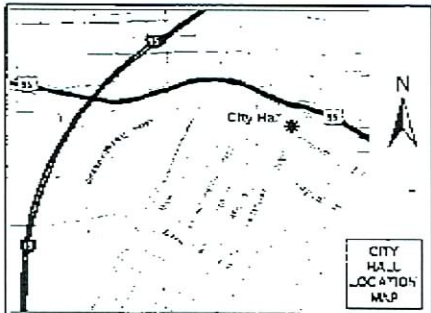
WVR-21997 & TMP-22564

89129+7032 0023



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

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I SUPPORT  
this Request

I OPPOSE  
this Request

Case # WVR-21997  
13808219009  
BENNETT LINDA L  
3717 HEATHER LILY CT  
LAS VEGAS NV 89129-7066

WVR-21997 & TMP-22564

891297066 0026

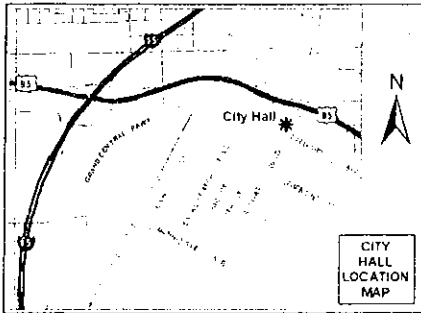


City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986



00.41:  
H METER 717383

# Official Notice of Public Hearing



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I SUPPORT  
this Request

I OPPOSE  
this Request

Case: WVR-21997  
13808512138  
KULLING NORBERT J & GERALDINE  
8712 W GILMORE AVE  
LAS VEGAS NV 89129-7686

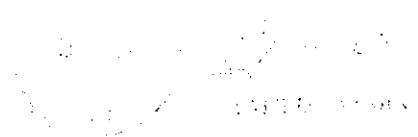
WVR-21997, TMP-22564

0912987586 0094

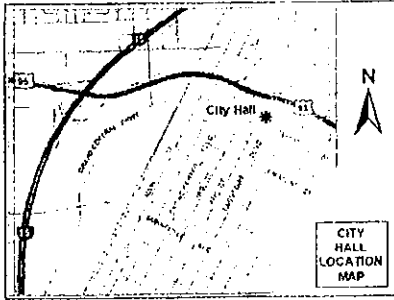


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Case: WVR-21997  
13808512053  
WEBSTER JOE & PATRICIA FAMILY TR  
3045 CRANBROOK ST  
LAS VEGAS NV 89129-7688

I SUPPORT  
this Request

I OPPOSE  
this Request

WVR-21997, TMP-22564

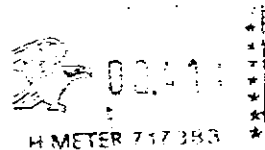
891297688 0013



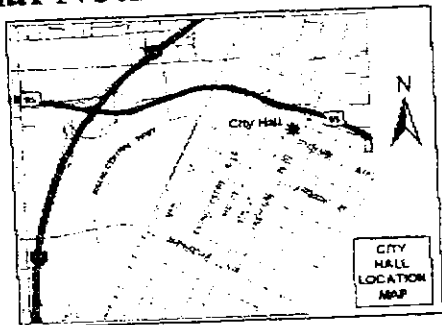
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City of Las Vegas  
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I SUPPORT  
this Request

I OPPOSE  
this Request

WVR-21997, TMP-22564

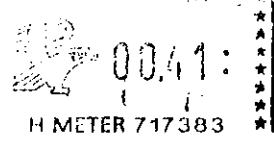
Case: WVR-21997

13808219003  
 SHIFERAW GOBENA  
 8808 SAILPLANE AVE  
 LAS VEGAS NV 89129-7041

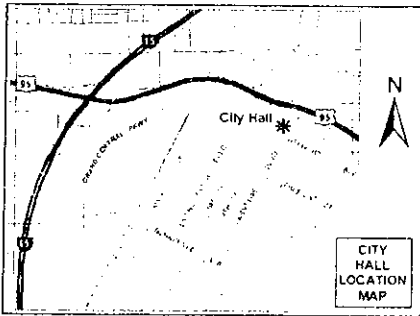
8912987041 0026



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



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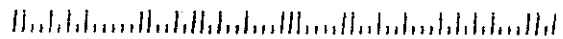
I SUPPORT  
this Request

I OPPOSE  
this Request

Case: WVR-21997  
13808112019  
CHAVEZ DANIEL A & GERTRUD  
8825 FALL GREEN AVE  
LAS VEGAS NV 89129-7068

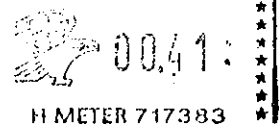
WVR-21997, TMP-22564

891297068 0013

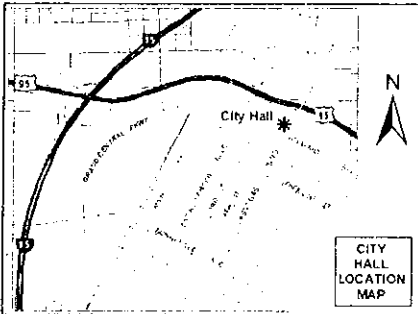


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I SUPPORT  
this Request



I OPPOSE  
this Request

Case: WVR-21997  
13808110011  
BROELAND WALTER & CAROL REV TR  
8821 FALL GREEN AVE  
LAS VEGAS NV 89129-7068

WVR-21997, TMP-22564

8912937068 0013



2

Planning and Development Department

Ward 4, Councilman Brown

Concerning the abeyance notification I received for a planned compact lot subdivision on the 7 acres bordering Gilmore and El Capitan roads, I must say that I am strongly opposed to this development. The property is zoned for Ranch Estates, R-E, and that is how it should be developed considering the neighborhoods that surround it. When we purchased our house in 1995 from American West, we were told of the zoning for that property. We were also told that two doctors owned it and there was no chance they would sell to anyone who was interested in commercial development or any high density housing. We were led to believe that when it was developed, it would be with custom estates homes and probably as a small gated community.

Apparently, the owners got greedy and they do not care about the homeowners in the surrounding neighborhoods. I would like to ask them how they would like it if a high-density development full of cracker box homes sprung up next to their upscale residences. High-density = higher crime, graffiti, less homeowner pride, renters, or abandoned homes in foreclosure as we see in the news every day.

This type of high-density housing is what investors buy and rent out to low income, transient people. Look around at the surrounding neighborhoods of homes over \$350,000 in value, and you will not see any compact type of housing like you propose. We moved here because we wanted to be in an area where the homes in the surrounding neighborhoods were as nice as ours and our property values would be stable. Until now, that is what has occurred, with very nice neighborhoods in the surrounding area. Having such high-density housing in our back yard will lower our property values (but not our taxes). This will make it more difficult to sell our property in eight years when we retire. Our plans include upgrading our home with energy-efficient, environmentally friendly measures in the spring of next year. It will cost us over \$60,000 to install solar panels, liquid stucco and artificial turf. We are trying to be environmentally conscious, and we had hoped that we would get most of the money back when we sell. However, if the compact housing is in our back yard, I don't think any amount of upgrades will matter, and it could be a waste of money for us to do what is environmentally correct.

I am astonished that the developers are considering 56 homes on seven acres and without even a cul-de-sac turn around! Looking down my street, Sailplane Avenue and counting houses, the number of homes that are proposed is more than double the homes on our street, and our street does not have "huge" lots along the main part of the street, which runs parallel to the 7 acre property behind it. They are just standard 6,000 square foot lots. I cannot imagine how they could put homes on lots half that size. Obviously, they are not concerned with the people in the surrounding neighborhoods or the environmental impact of this high-density, compact home proposal. Are the developers also planning to make this "low income" dwellings and get governmental assistance for developing it this way?

My husband and I hope to attend the meeting, but since we are both teachers and the meeting is on the second day of classes, we may have to watch it on TV. I am writing to you with hopes that you will address some of my concerns at the meeting. Thank you for representing us.

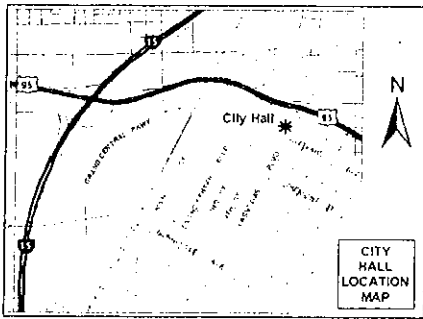
*Mrs Lida Gustafson*

City of Las Vegas  
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731 S. Fourth Street  
Las Vegas, Nevada 89101-2986



00.41:  
H METER 717383

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I SUPPORT  
this Request

I OPPOSE  
this Request

Case: WVR-21997  
13808219002  
DELANGE LYLE J & JOAN REV LIV TR  
8804 SAILPLANE AVE  
LAS VEGAS NV 89129-7041

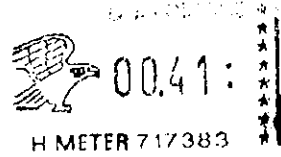
WVR-21997, TMP-22564

8912937041 0023

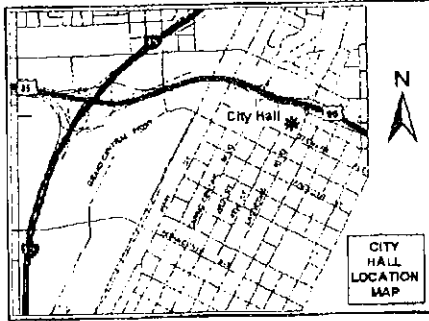


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City of Las Vegas  
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Case: WVR-21997  
13808110013  
ROBERTS ROBERT G & TERESA J  
8813 FALL GREEN AVE  
LAS VEGAS NV 89129-7068



I SUPPORT  
this Request



I OPPOSE  
this Request

WVR-21997, TMP-22564

891297068 0013



A