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CITY CLERK

December 5, 2007

To City Clerk Office – Las Vegas
(702) 382-4803

2007 DEC -5 P 3: 03

I, **Hazel Geran, resident of 1028 I Street, Las Vegas, NV 89106** and a 58 Year Resident of Las Vegas, wish to **APPEAL** the City Planning Commission approval at the November 29, 2007 Planning Commission Meeting the following items:

21. ABEYANCE - GPA-24484 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)
22. ZON-24787 - REZONING RELATED TO GPA-24484 - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)
23. SDR-24788 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-24484 AND ZON-24787 - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request for a Site Development Plan Review TO ADD A FOUR-STORY, 82-UNIT APARTMENT BUILDING TO AN EXISTING 32 APARTMENT UNIT COMPLEX on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Barlow)

Appeal for the following reasons:

1. Most of the residents in this area DO NOT want a 4 story Apartment Complex in this neighborhood. Please find another area to build. There is plenty of land to use over by the new FBI Building and the Bolden area police station. Please use that land.
2. Concern with high density of population, where will these people do their grocery shopping?
3. There will be an influx of public parking in the residential neighborhoods blocking driveways.
4. Homeowners will not be able to get street cleaning due to cars being parked in front of their houses all day and night.
5. Crime will increase with Section 8 tenants who have nothing to do all day.
6. Wendell P. Williams elementary school will be over crowded therefore lowering the standards.
7. The City needs to quit building these low-income housing in only one particular neighborhood. Try building affordable housing in the Summerlin area.

Thank you.

Hazel Geran

December 4, 2007

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2007 DEC -4 A 11: 09

To: City Clerks Office
Fax No: (702) 382-4803
Subject: **APPLICATION FOR APPEAL**

Appellant Information:

Dedra E. Geran
1216 North "I" Street
Las Vegas, NV 89106
(702) 631-6789
DTGeran@aol.com

Property Owner:

Hazel Geran
1028 North "I" Street
Las Vegas, NV 89106
(702) 648-0886
DTGeran@aol.com

Request to appeal the City Planning Commission Meeting held November 29, 2007 decision for approval on the following items:

21. ABEYANCE - GPA-24484 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)
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Appeal Statement:

I would like to appeal the City Planning Commission vote for approval on the above items due to erroneous staff recommendations and false statements made by the owners of this development and also neighborhood opposition from rezoning from Medium Density to High Density.

Staff recommendations on a Field Check conducted September 18, 2007 stated the homes that face this property are in "poor" condition. I would like an explanation on what justifies "poor" condition. Most homes surrounding this development look as good as any other city neighborhood and are in fair if not superior conditions. 90% if not more are paid in full and house the original homeowners who take pride in their neighborhoods.

False statements made by the owners of this development to the Planning Commission stated that the apartments proposed for this site would all be working applicants and no vouchers of any kind will be accepted. This is a blatant lie to the Commission. At the neighborhood meeting held by the owners CDPCN LLC with the neighborhood on September 25, 2007, it was stated that persons on city housing vouchers will occupy this development but management will control what applicants they let live there.

Due to the history of these owners on other projects, this will not happen. The David J. Hoggard Apartments next door to this proposed development was presented to the neighborhood in planning as a development for persons that are in care of their grand children. This was a lie told to the area residents. A known heroin user with no children reside in this complex, many other residents on housing vouchers and the residential overflow of the displaced tenants from the closure of the Emerald Breeze Apartments on Section 8 vouchers.

After construction of the Hoggard Apartments, mysteriously title was transferred to a government entity, namely the Housing Authority of Las Vegas. I assume this is the future plan of the proposed development and that is why the Planning Commission totally ignored the residents in this area.

Let alone by far most, that the name of this complex is wrong. Mr. Hoggard a long time civil rights advocate and historian for the African American community in this city could at least have his name spelled correctly as **J. David Hoggard Apartments** and the City refuses to correct this error.

And in hindsight on the proposed development, what persons would pay affordable rent on an 805 square foot, 2 bedrooms and 2-bath complex? That is entirely too small for any long-term tenant. The residents in this area understand that something will be built, **we strongly oppose high-density apartments in this neighborhood affecting the home value of the existing homes.**

Lastly, what part of Neighborhood opposition on this development did the City Planning Commission take into account? **NONE.** If taxpayers are against this development shouldn't the City listen to its constituents? At the Planning Commission Meeting this did not happen.

All the protest cards and protest letters, not just from residents in this neighborhood but other surrounding neighborhoods that were filed went completely ignored which makes the citizens of this area think that because it is in the historic "Westside" and not the Summerlin area, we do not matter; statistics of past crime ignored; discriminated against where we live; ignored by the Planning Commission on our opposition; and the City of Las Vegas simply do not care what happens in this area, even the increase in crime that this development will bring.

The City cannot control low-income housing of 2 stories developments. What makes the City feel that a high-density building will be any different?

Sincerely,



Dedra E. Geran

Born and raised in this great City of Las Vegas

2007 DEC -4 A 11:09

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December 5, 2007

2007 DEC -5 A 9:46

To City Clerk Office – Las Vegas
(702) 382-4803

Regarding the following items from November 29, 2007 Planning Commission Meeting:

21. ABEYANCE - GPA-24484 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)
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I, Emma Lee Cooper, a resident at 1022 Cunningham Drive, Las Vegas, NV 89106 wish to APPEAL the City Planning Commission approval of a High Density building at 900 Monroe Avenue, Las Vegas, NV.

The Planning Commission did not even consider the neighborhood opposition to this development. Our voices went completely ignored. The future of this building will be the same as in the past, a haven for crime, neglect and drugs.

I personally think that the private owners of this project are working with the City. Once the building is completed then the City will buy it and make it a low-income voucher only scumbag living dwelling.

Then the City will complain that the reason crime is so high in this area is due to the low-income housing.

If the City would quit building these drug-infested complexes in our neighborhood, we would not have this problem.

Since this building has been boarded up, this is the most peaceful time I have seen in 30 years.

Thank you.

December 5, 2007

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To City Clerk Office – Las Vegas
(702) 382-4803

2007 DEC -5 A 10:32

Regarding the following items from November 29, 2007 Planning Commission Meeting:

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APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector
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ZON-24787 - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request for a Site
Development Plan Review TO ADD A FOUR-STORY, 82-UNIT APARTMENT BUILDING TO
AN EXISTING 32 APARTMENT UNIT COMPLEX on 6.04 acres at 900 West Monroe Avenue
(APN 139-28-503-023), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment
Zone)], Ward 5 (Barlow)

I, **Rosie Glover Davenport**, a resident at **1209 Cunningham Drive, Las Vegas, NV 89106**
wish to appeal the City Planning Commission approval of a High Density building at 900 Monroe
Avenue, Las Vegas, NV.

I cannot believe that the Planning Commission would approve this decision against all of the
neighborhood opposition. There must be a hidden agenda.

I was given a copy of the Staff's recommendation and it is a complete lie on the neighborhood
and as a resident, I feel insulted.

Who in their right mind would want to build a 4-story low-income apartment complex in the heart
of the city? Do you know the crime that will be associated with this building?

This owner has lied to the residents before on other developments and we cannot continue to let
them make a fool of us any longer.

Please inform me of the next steps in the appeal process at your earliest convenience.

Thank you.

December 5, 2007

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To City Clerk Office - Las Vegas
(702) 382-4803

2007 DEC -5 P 3:03

We, **Alfred & Crystal Givens, residents of 1308 Jefferson Ave., Las Vegas, NV 89106** wish to **APPEAL** the City Planning Commission approval at the November 29, 2007 Planning Commission Meeting the following items:

21. **ABEYANCE - GPA-24484 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)**
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23. **SDR-24788 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-24484 AND ZON-24787 - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request for a Site Development Plan Review TO ADD A FOUR-STORY, 82-UNIT APARTMENT BUILDING TO AN EXISTING 32 APARTMENT UNIT COMPLEX on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Barlow)**

The Planning Commission did not even consider the neighborhood opposition to this development. Our voices went completely ignored. The future of this building will be the same as in the past, a haven for crime, neglect and drugs.

We personally think that the private owners of this project are working with the City. Once the building is completed then the City will buy it and make it a low-income voucher only scumbag living dwelling.

Then the City will complain that the reason crime is so high in this area is due to the low-income housing and the elements that these types of housing bring.

If the City would quit building these drug-infested complexes in our neighborhood, we would not have this problem.

Since the existing building has been boarded up, this is the most peaceful time we have seen in 15 years.

Thank you.

Eugene Collins
1101 Eleanor Avenue, Las Vegas, NV 89106

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2007 DEC -6 P 3:05

December 6, 2007

To City Clerk Office – Las Vegas
(702) 382-4803

Regarding the following items from November 29, 2007 Planning Commission Meeting:

21. ABEYANCE - GPA-24484 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)
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I, Eugene Collins, resident at 1101 Eleanor Avenue, Las Vegas, NV 89106 wish to APPEAL the City Planning Commission approval of a High Density building at 900 Monroe Avenue, Las Vegas, NV.

The Planning Commission should not have allowed this project to even go into consideration. The previous apartment complex that existed there had a very high crime rate, police were constantly surveying that area, practically every weekend. Drugs were being sold in front, on the side, totally disregarding the kids that were playing around them. To allow this sort of complex to be built is appalling and says that the city supports crime and the chance of an increase even in areas where an elementary school is located within a quarter of a mile radius.

And the proof of the developer stating that the housing in the area is unfit needs to be brought out on the table. There are many nice homes in that area with many loyal and caring residents. These accusations are unfair and totally not necessary, and let the developer's track record speak for itself; low income housing equaled high crime. Help us to decrease crime in our area by voting NO to this unforeseen project. It is no secret that High Density complexes are known as drug infested complexes in most major cities.

Thank you.

December 7, 2007

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To City Clerk Office – Las Vegas
(702) 382-4803

2007 DEC -7 P 12: 59

I, **Glenn Myers, resident of 1120 I Street, Las Vegas, NV 89106** wish to **APPEAL** the City Planning Commission approval at the November 29, 2007 Planning Commission Meeting the following items:

21. ABEYANCE - GPA-24484 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)
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I appeal and oppose rezoning to High Density Residential. I have the same concerns as the Roger Cook family and will copy their response.

Where will these tenants do their grocery shopping? Where will the children be schooled? This is not a feasible area for high density. History has it that crime is rampant with these types of dwellings and we do not want it in our neighborhood.

This is a structured situation to isolate and sequester certain classes of people in separate areas of the City.

My family has been pleased with the neighborhood since the existing complex was vacated.

All the neighbors have been very happy and we will unite to oppose these types of housing to come in our neighborhood and destroy everything we have worked for and our future.

Please reconsider the Planning Commission Approval on this matter.

December 7, 2007

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To City Clerk Office – Las Vegas
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2007 DEC -7 P 12:59

We, **Roger and Cheyenne Cook, residents of 1106 I Street, Las Vegas, NV 89106** wish to **APPEAL** the City Planning Commission approval at the November 29, 2007 Planning Commission Meeting the following items:

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We appeal and oppose rezoning to High Density Residential. Where will these tenants do their grocery shopping? Where will the children be schooled? This is not a feasible area for high density. History has it that crime is rampant with these types of dwellings and we do not want it in our neighborhood.

This is a structured situation to isolate and sequester certain classes of people in separate areas of the City.

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Please reconsider the Planning Commission Approval on this matter.