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

Attention: Carmen Busney

From: Karen Simons, 1613 St. Katherine Cr. Las Vegas, NV 891147

Re: Peccole Ranch Cell Phone Tower

I oppose the placement of a cell phone tower in the proposed location in Peccole Ranch.

First of all, I have excellent cell phone service from Verizon; thus negating Peccole Ranch's claim that current coverage is limited for all carriers and requires placement in the community.

Secondly, it is within approximately 1000 feet of an elementary school. EMR exposure to children during school hours will very high, expecially when they play near the baseball diamond.

Third, Churchill Estates is the closest subdivision and will be directly exposed to higher EMR levels. This will affect their health as well as lower property values.

Finally, the cell phone tower may be placed at business locations such as the Smith shopping Center or Village Square. This will protect residents from long term exposure of electromagnetic radiation exposure as well as minimize the eyesore of the cell phone tower.

Please consider my objections.

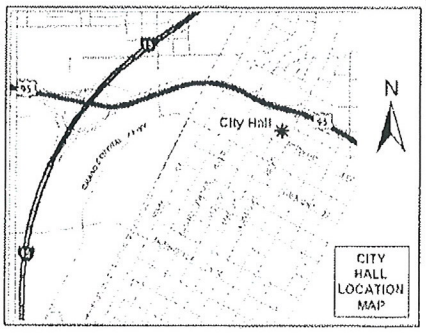
Thank you.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

02 1M $ 00.41[4]
000427921B APR 28 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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PLANNING & DEVELOPMENT

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Case: VAR-41297

16306712024
MAJETICH FAMILY TRUST
9433 CHURCHILL DOWNS DR
LAS VEGAS NV 89117-7223

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

16 8RDFM11 89117

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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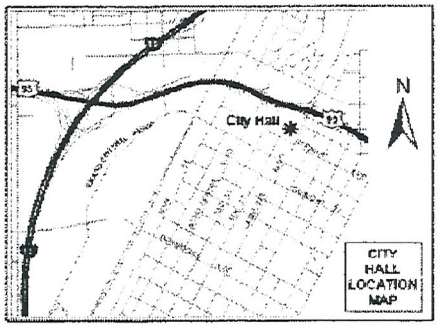
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

Strongly oppose!! Sheron Zinn

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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0004279218 APR 28 2011
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Case: VAR-41297

16306520049
ZINN SHERON H
1316 PALANTINE HILL DR
LAS VEGAS NV 89117-0855

16 BROPN11 89117

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Las Vegas, Nevada 89106

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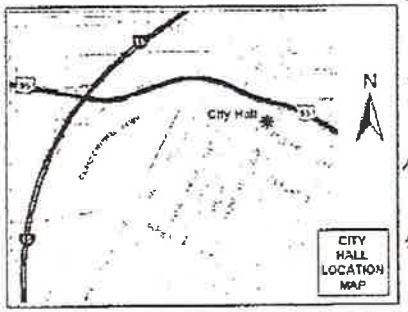

AS RESIDENTS OF PECOLE RANCH FOR OVER 15 YRS, WE WOULD LIKE TO GO ON RECORD STATING OUR OPPOSITION TO THE REFERENCE VARIANCE THAT WOULD ALLOW AN 85 FT CELL TOWER IN OUR DEVELOPMENT.

PECOLE RANCH IS A PEACEFUL, TREE LINED NEIGHBORHOOD WITH WALKING PATHS AND AN ELEMENTARY SCHOOL; THIS IS NOT A PLACE FOR A CELL TOWER.

THERE IS COMMERCIAL PROPERTY BORDERING PECOLE RANCH THAT IS MORE SUITABLE TO THIS TYPE OF DEVELOPMENT THEN RUINING THE LOOK OF AN ESTABLISHED NEIGHBORHOOD. JUST EAST OF SAHARA & FORT APACHE ARE TWO ESTABLISHED CELL TOWERS, IT IS NOT NECESSARY TO BUILD WITHIN A RESIDENTIAL AREA - KEEP NEIGHBORHOODS FOR FAMILIES AND NOT DEVELOPMENT.

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

Case: VAR-41297

16306614009
KOST FAMILY TRUST
9432 STEEPLEHILL DR
LAS VEGAS NV 89117-7270

18 BROFM11 89117

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Certainly there must be more suitable locations for an 85-foot high communication tower than the middle of a residential community.

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VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

Case: VAR-41297

16306614019
SWAIN FAMILY TRUST
1605 BREEZE CANYON DR
LAS VEGAS NV 89117-7247

19 89117 89117

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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MAILED FROM ZIP CODE 89101

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VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

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CITY OF LAS VEGAS
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Case: VAR-41297

16306616012
COLUCCI DUANE A
9421 VALENCIA CANYON DR
LAS VEGAS NV 89117-7133

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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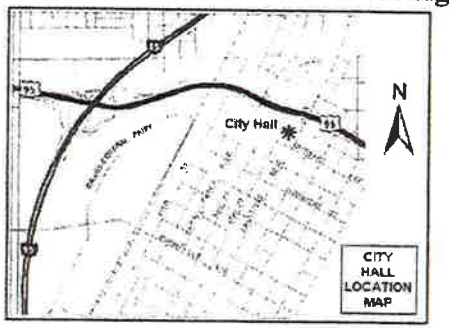
Official Notice of Public Hearing



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VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: VAR-41297

16306618016
REILLY MICHAEL D & TAKAKO M
1417 PALANTINE HILL DR
LAS VEGAS NV 89117-0857

16 BROFM11 89117

Why build a Cell tower next to a El. School where Kids will clim on fence & be in danger. Peccole Ranch does not need a eye sore Mr. Wolfson. If all residents in Peccole Ranch Knew what is goin on they would oppose. Mail one card out that looks like junk mail it goes in the trash. STOP THIS TOWER

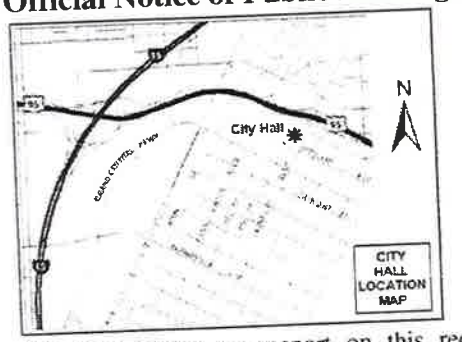
Thank you

2-22 d

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested

Official Notice of Public Hearing



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VAR-41297 & SUP-41296

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Case: VAR-41297
16306615006
LISTER WILLIAM J FAMILY TRUST
1408 PREMIER CT
LAS VEGAS NV 89117-7139

16 BRDFN11 89117

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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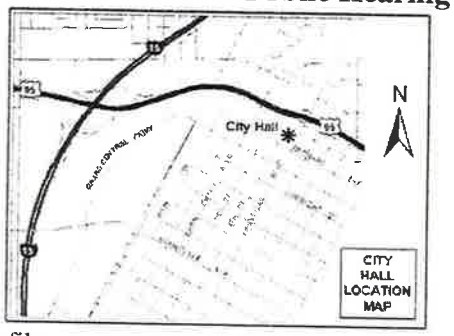

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

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PLANNING & DEVELOPMENT

Case: VAR-41297

16306618015
SHIHADEH PAUL E
1409 PALANTINE HILL DR
LAS VEGAS NV 89117-0857

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City of Las Vegas
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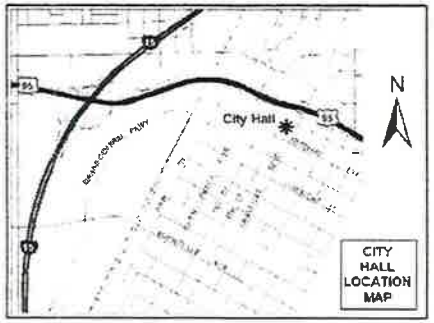

WE FEEL THIS SHOULDN'T BE PUT UP IN A RESIDENTIAL AREA. PROPERTY VALUES ARE DROPPING DAILY AND THIS WOULD HURT VALUES EVEN MORE, THERE ARE MANY VACANT LOTS e.g. SAHARA + HUALAPAI THAT COULD BE USED FOR THIS.
THANK YOU.

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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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VAR-41297 & SUP-41296
Planning Commission Meeting of 5/10/2011

Case: VAR-41297
16306520026
SAVA RICHARD A & ROSEANN M
9637 RANCHO PALMAS DR
LAS VEGAS NV 89117-0848

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18 BRDFN11 89117

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Las Vegas, Nevada 89106

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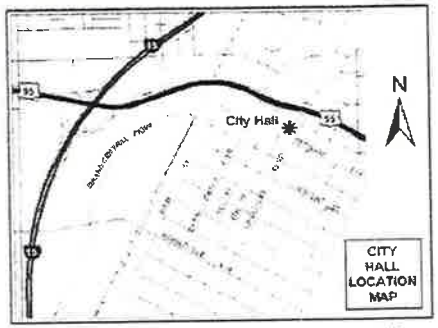

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

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Case: VAR-41297
16306614053
SUTHERLAND T B QUAL PERS RES TR
9401 DREW CT
LAS VEGAS NV 89117-7273

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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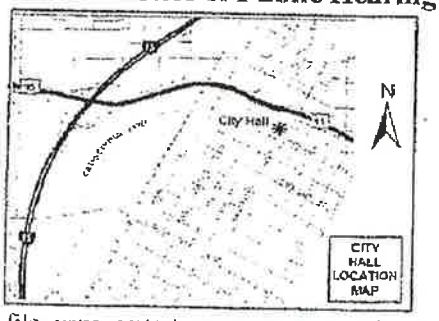

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PLANNING & DEVELOPMENT

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16306614022 Case: VAR-41297

☐ I SUPPORT this Request ☒ I OPPOSE this Request

LAS VEGAS NV 89117-7247

Please use available blank space on card for your comments.
VAR-41297 & SUP-41296
Planning Commission Meeting of 5/10/2011

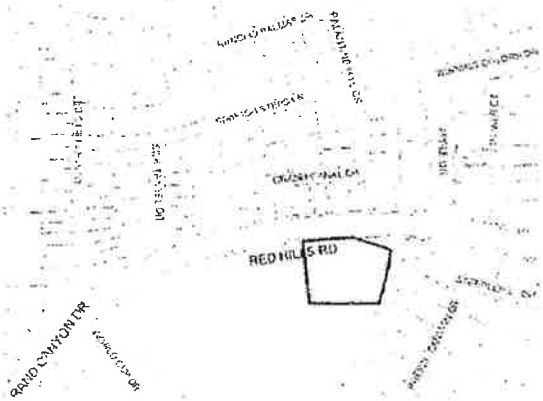
19 BRDFN11 89117

Application Information

VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***May 10, 2011***
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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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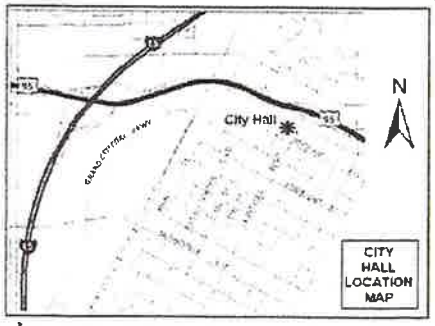

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

PLEASE LET ME KNOW HOW TO BE PLACED ON THE LIST TO ADDRESS THE MEETING.

18 BRDFN11 89117

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PLANNING & DEVELOPMENT

Case: VAR-41297

16306614022
SLOTTA MARK
1617 BREEZE CANYON DR
LAS VEGAS NV 89117-7247

2-22
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RE: Opposition to SUP-41296

Although residents of Peccole Ranch are required to notify their neighbors regarding any construction projects or altering of the landscape, we were not afforded the same courtesy by the Community Association who negotiated a business venture with a cellular phone company to construct an 85-foot high wireless communication facility. It was never addressed in the Community Association newsletter so residents were not included in a decision which impacts their collective rights and interests. Instead, a few select people on the Homeowner's Association Board found a way to create rental revenue without doing a comprehensive cost/benefit analysis assessing how it would affect the overall ambience of the vicinity.

The proposed location is not only in the middle of the Peccole Ranch common park area (tennis courts, toddler playground, sand volleyball, walking path, Frisbee area, exercise apparatus, barbeque with picnic table and benches, clubhouse) but is directly adjacent to the Clarence Piggott Elementary School's playground. It also borders the basketball courts and grassy field used by children during school recess, scheduled outdoor activity, and by those enrolled in the City of Las Vegas Safekey After-school Program who rely heavily on these recreational amenities.

Hopefully, SUP-41296 will be denied by the City of Las Vegas Planning Commission, but if not, may this discussion be delayed until it can be appropriately addressed with the Clarence Piggott Elementary School's Staff (and parents) who should be informed since children will be playing within just a few feet of this proposed communication facility? If there's a perception the airwaves might be a potential health hazard, it will cloud the enjoyment of those desiring a safe place to enjoy much needed and desirable leisure activities. It's assumed the beautiful trees adorning the path between the school and the Peccole Ranch common area will have to be removed to make way for the installation.

Peccole Ranch residents are prohibited from having antennas on their own properties, so it's hypocritical of the Board to suggest an 85-foot tower with 6 to 8 foot antenna sticks be placed in this picturesque area which also serves as a community park for many Las Vegas citizens. To minimize potential conflict between homeowners and the Peccole Ranch Community Association, it might be best to adhere to the same expectations currently outlined in the bylaws. By allowing this type of tower with antennas, with possible additional sectors, rays, two way radio or microwave systems, this could set a precedent for homeowners who might request the same privilege to enhance their own personal use of audio and visual equipment.

If this type of wireless communication facility is ***really*** necessary, there are commercial locations on the south end of Peccole Ranch and on all four quadrants of the community which might be considered instead. At least these locations are not under the ethical obligation of the Homeowner Association's governing documents regarding the restriction of antennas – described as a type of visual nuisance or obstruction which would harm property values for those residents who live within close view.

As a member of the Peccole Ranch Homeowners Association, due to fear of retribution, and to avoid any potential harassment from those few on the Board in favor of this business arrangement, I prefer to remain anonymous and maintain a peaceful coexistence.

Thank you for your time and consideration.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RESIDENTIAL AREAS SHOULD NOT HAVE THIS TOWER

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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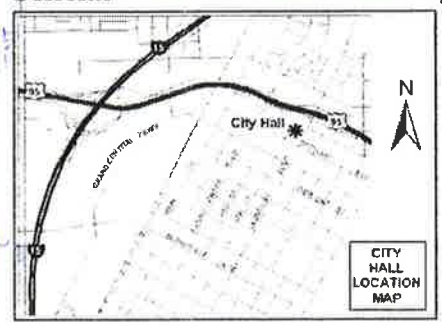

THIS IS BAD!!
CELL TOWER @ THE PARK/HOA PROPERTY!!
(BY THE SCHOOL)

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-41297 & SUP-41296
Planning Commission Meeting of 5/10/2011

Case VAR-41297
16306614044
HAMANN ALOHA NUI FAMILY TRUST
9811 W CHARLESTON BLVD #2785
LAS VEGAS NV 89117-7528

"LOOK AT THE MAP. ON THE OTHER SIDE.

18 BRDFN11 89117

Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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VAR-41297 & SUP-41296
Planning Commission Meeting of 5/10/2011

Case: VAR-41297
16306614009
KOST FAMILY TRUST
9432 STEEPLEHILL DR
LAS VEGAS NV 89117-7270

RECEIVED MAY 9 2011

21-22 2P

18 BRDFN11 89117

Carman Burney

From: Chrystal L. Jacobs
Sent: Monday, May 02, 2011 6:57 AM
To: Carman Burney
Subject: FW: Internet Submission - VAR-41297 & SUP-41296

-----Original Message-----
From: nk5062@hotmail.com [mailto:nk5062@hotmail.com]
Sent: Saturday, April 30, 2011 3:51 PM
To: Planning Internet Email
Subject: Internet Submission - VAR-41297 & SUP-41296

Citizen Name: William & Nancy Kost

Email: nk5062@hotmail.com

IP Address: 70.180.134.57

Comments: As 16 year residents of Peccole Ranch we are strongly opposed at the request to erect a 12 foot fence on 1.49 acres within our master planned community.
Peccole Ranch is a master planned community with well developed walking paths, community areas and should remain the peaceful community we moved into.
There is commerical development on Sahara/Fort Apache, Charleston/Rampart and west of Hulalpi that is better suited for this type of construction.
What is the benefit of erecting this structure in our development with so many other suitable areas available.
Please reconsider moving this structure to another area.
Thank you

Date: 4/30/2011 3:51:08 PM

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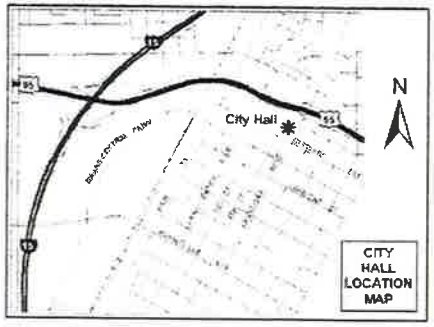
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

PRESORTED FIRST CLASS

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CITY OF LAS VEGAS PLANNING & DEVELOPMENT

Case: VAR-41297

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