

**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**

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 at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you would like to contact your Council Representative, please call (702) 229-6405.

Case: MOD-56661  
12519614090  
BAECHLER-WARREN ELIZABETH  
6805 MYSTIC PLAIN CT  
LAS VEGAS NV 89149

I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**MOD-56661 & WVR-56662 [PRJ-56495]**

Planning Commission Meeting of 12/9/2014

95 JRDENMP 89149



Dear Planning Commission:

I am the owner of property located at 6805 Mystic Plain Court, Las Vegas, NV. I received a notice of a Neighborhood Meeting relating to Major Modifications requested by Richmond American Homes relating to property located at APN 125-19-701-018, owned by Vista Verde Holdings, LLC.

I oppose this proposed change of zone.

The basis of my Objection is set forth as follows:

1. The creation of zoning districts are deemed to have been carefully considered by our municipal authorities based on numerous considerations.
2. The proposed change I believe would constitute inappropriate spot zoning which is not in accordance with Las Vegas' Plan of Development nor in accordance with Nevada law;
3. The reality is the proposed changes are requested for no reason but to increase the profits of the owner/developer. As we all know zoning is a municipality's reasonable right to regulate land use. There is no reason to change a carefully considered zone so as to accommodate a builder/developer.
4. Additionally, I feel that the changes would cause further congestion onto adjoining streets and otherwise strain the infrastructure of a part of town that is too rapidly growing already.

Thank you for your consideration.

*ES*  
Elizabeth A. Baechler  
6805 Mystic Plain Court  
Las Vegas, NV 89149  
Cell: 203.974.2258

RECEIVED

DEC 4 2014

City of Las Vegas  
Dept. of Planning

Submitted after final agenda

12/4/14 Item 19-20 P

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

**Return Service Requested  
Official Notice of Public Hearing**



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City of Las Vegas  
Dept. of Planning

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**MOD-56661 & WVR-56662 [PRJ-56495]**

Planning Commission Meeting of 12/9/2014

BY WIRELESS 05151

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
02 1M \$ 00.46<sup>0</sup>  
0004279218 NOV 26 2014  
MAILED FROM ZIP CODE 89101

I WANT MY PROPERTY VALUE  
TO GO UP NOT DOWN. MORE  
LOTS MEANS SMALLER PROPERTIES AND  
CHEAP HOUSES. ~~AND~~

Case: MOD-56661  
12519613029  
C B A PROPERTIES L L C  
5845 PRISTINE FALLS  
LAS VEGAS NV 89131-2535

Submitted after final agenda

12/2/14 19-20 P

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

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**MOD-56661 & WVR-56662 [PRJ-56495]**

Planning Commission Meeting of 12/9/2014

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
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02 1M \$ 00.46<sup>0</sup>  
900427921B NOV 26 2014  
MAILED FROM ZIP CODE 89101

Case: MOD-56861  
12519710045  
DRAVEC JAMES A & YULIYA  
P O BOX 80402  
LAS VEGAS NV 89180

1 0 5 J R D F N M P 8 9 1 8 0



19-20P

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

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Dept. of Planning

*Lynn Durkin*

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**MOD-56661 & WVR-56662 [PRJ-56495]**

Planning Commission Meeting of 12/9/2014

Case: MOD-56661

12519613078  
DURKIN LYNN  
CARBONE RALPH  
9421 HIGHVIEW ROCK CT  
LAS VEGAS NV 89149-1658

95 JRDENMP 89149



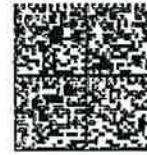
19-20P

City of Las Vegas Dec. 3, 2014 2:52PM The PENTA Building Group  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

**Return Service Requested**  
**Official Notice of Public Hearing**



PRESORTED  
FIRST CLASS



No. 0361 P. 1  
UNITED STATES POSTAGE  
02 134 \$ 00.46<sup>00</sup>  
0004279216 NOV 26 2014  
MAILED FROM ZIP CODE 89101

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City of Las Vegas  
Dept. of Planning

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**MOD-56661 & WVR-56662 [PRJ-56495]**  
Planning Commission Meeting of 12/9/2014

Case: MOD-56661

12519614080  
MACKAY ROBERT & DESIREE  
9224 GARDEN SPRINGS AVE  
LAS VEGAS NV 89149-1667

58 JRFNMP 65145



19-20P

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

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**MOD-56661 & WVR-56662 [PRJ-56495]**  
Planning Commission Meeting of 12/9/2014

97 JRCFNMP 89131

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
FITNEY BOWES  
02 1M \$ 00.46<sup>0</sup>  
0004279218 NOV 26 2014  
MAILED FROM ZIP CODE 89101

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DEC 4 2014  
City of Las Vegas  
Dept. of Planning

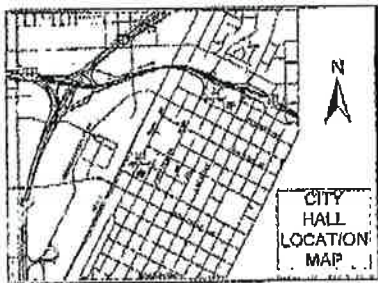
Case: MOD-56661  
12519712020  
MORALES LISA  
6440 SKY POINTE DR #140-259  
LAS VEGAS NV 89131-4047



19-20P

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

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I SUPPORT  
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I OPPOSE  
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*PLEASE UPHOLD  
"L-TC"*

Please use available blank space on card for your comments.  
**MOD-56661 & WVR-56662 [PRJ-56495]**  
Planning Commission Meeting of 12/9/2014

PRESORTED  
FIRST CLASS



02 1M \$ 00.46<sup>0</sup>  
0004279218 NOV 26 2014  
MAILED FROM ZIP CODE 89101

RECEIVED

DEC 8 2014

City of Las Vegas  
Dept. of Planning

2 OF 2

Case: MOD-56661

12519710061  
KING DAVID C & TIFFANY A  
6750 YELLOW HAIR ST  
LAS VEGAS NV 89149-2399

55 JRD/MP 89149



19-20P

12/07/2014 18:02

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

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Planning Commission Meeting of 12/9/2014

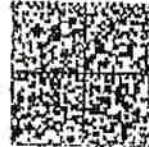
95 JADPMM 89149

(FAX)

P.001/001

NOV 26 2014  
02 DEC 14  
PM 5 L

RESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
MITNEY BOWES  
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0004279218 NOV 26 2014  
MAILED FROM ZIP CODE 89101

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DEC 8 2014

City of Las Vegas  
Dept. of Planning

12519712060  
WEST BOBBIE M  
6856 WEEPING PINE ST  
LAS VEGAS NV 89149-0512

Case: MOD-56661



19-20P