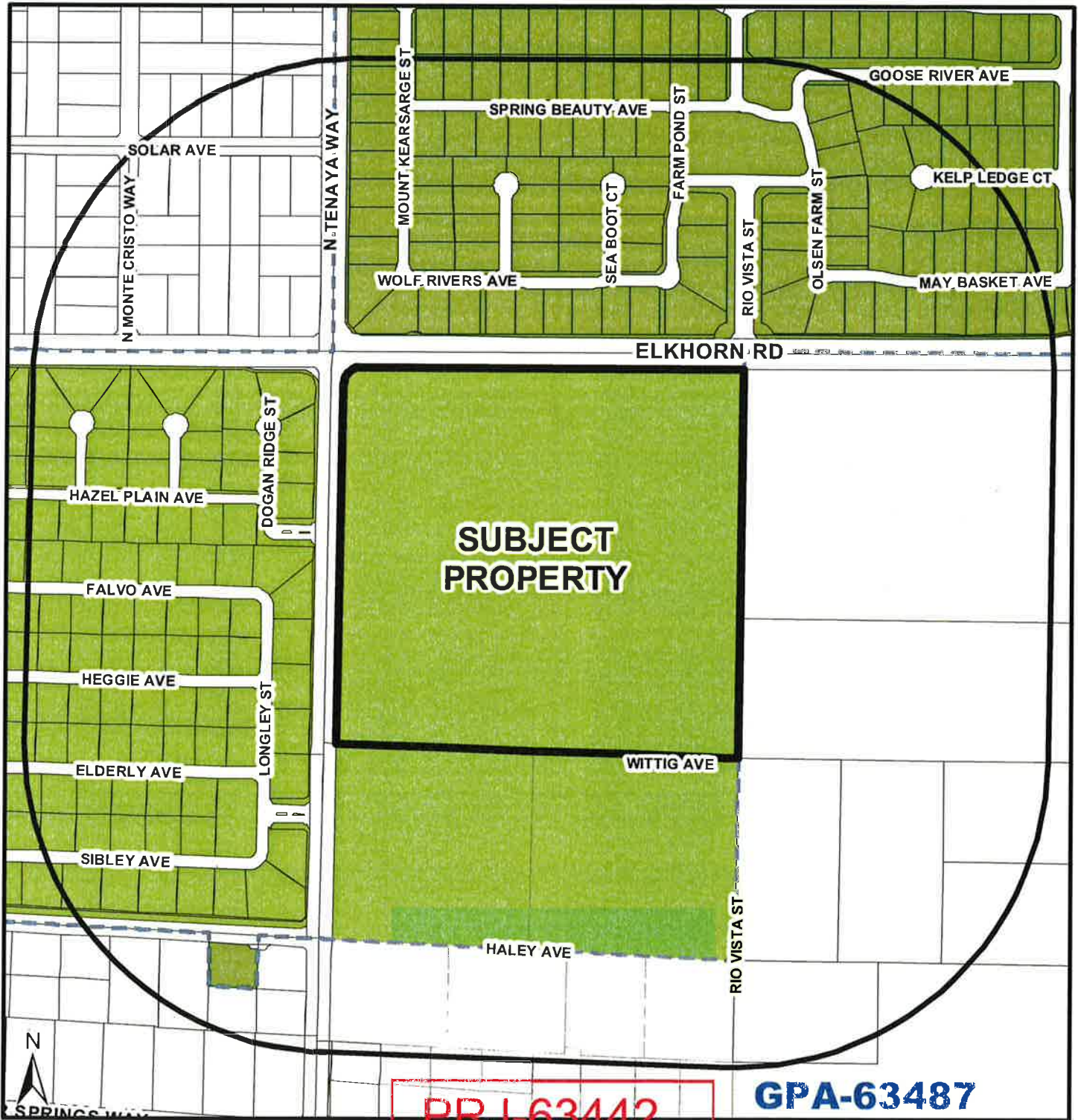


**Supplemental Staff Report  
Neighborhood Meeting Information**

<i>Neighborhood Meeting</i>	
04/06/16	<p>A neighborhood meeting was held at the Centennial Hills Community Center YMCA, at 6601 N. Buffalo Drive, Las Vegas, NV 89131, from 7:00 p.m. to 8:00 p.m.</p> <p>Attendance: 4 Representatives from DR Horton 1 Representative from the Planning Department Approximately 26 Members of the public (neighbors).</p> <p>Concerns:</p> <ul style="list-style-type: none"> <li>• The neighbors want the subject property to remain zoned R-E (Residence Estates). They are concerned with the additional homes overcrowding already overcrowded area schools; and a significant increase in traffic on Tenaya Way and Elkhorn Road.</li> <li>• The residents indicated they do like the DR Horton product; they just want it built on half-acre size lots.</li> <li>• One resident inquired about a possible trail being built to accommodate horses in order for the area residents that do have horses to still be able to ride or walk their horses safely adjacent to vehicular traffic.</li> </ul>

Submitted after final agenda

Date 04/12/2016 Item **35-36**



**General Plan Amendment**

- |                                       |                             |
|---------------------------------------|-----------------------------|
| RNP - Rural Neighborhood Preservation | MLA - Medium - Low Attached |
| RE - Rural Estates                    | M - Medium                  |
| DR - Desert Rural                     | H - High                    |
| R - Rural                             | O - Office                  |
| L - Low                               | SC - Service Commercial     |
| ML - Medium - Low                     | GC - General Commercial     |

- |                                     |  |
|-------------------------------------|--|
| GTC - Tourist Commercial            | PF-CC Public Facility Clark County         |
| LVR - Las Vegas Medical District    | TC - Town Center                           |
| L/R - Light Industrial / Research   | RC - Resource Conservation                 |
| PCD - Planned Community Development | C - Downtown - Commercial                  |
| PR-OS - Park/Recreation/Open Space  | MXU - Downtown - Mixed Use                 |
| PF - Public Facility                | TND - Traditional Neighborhood Development |

**FROM DR TO R**

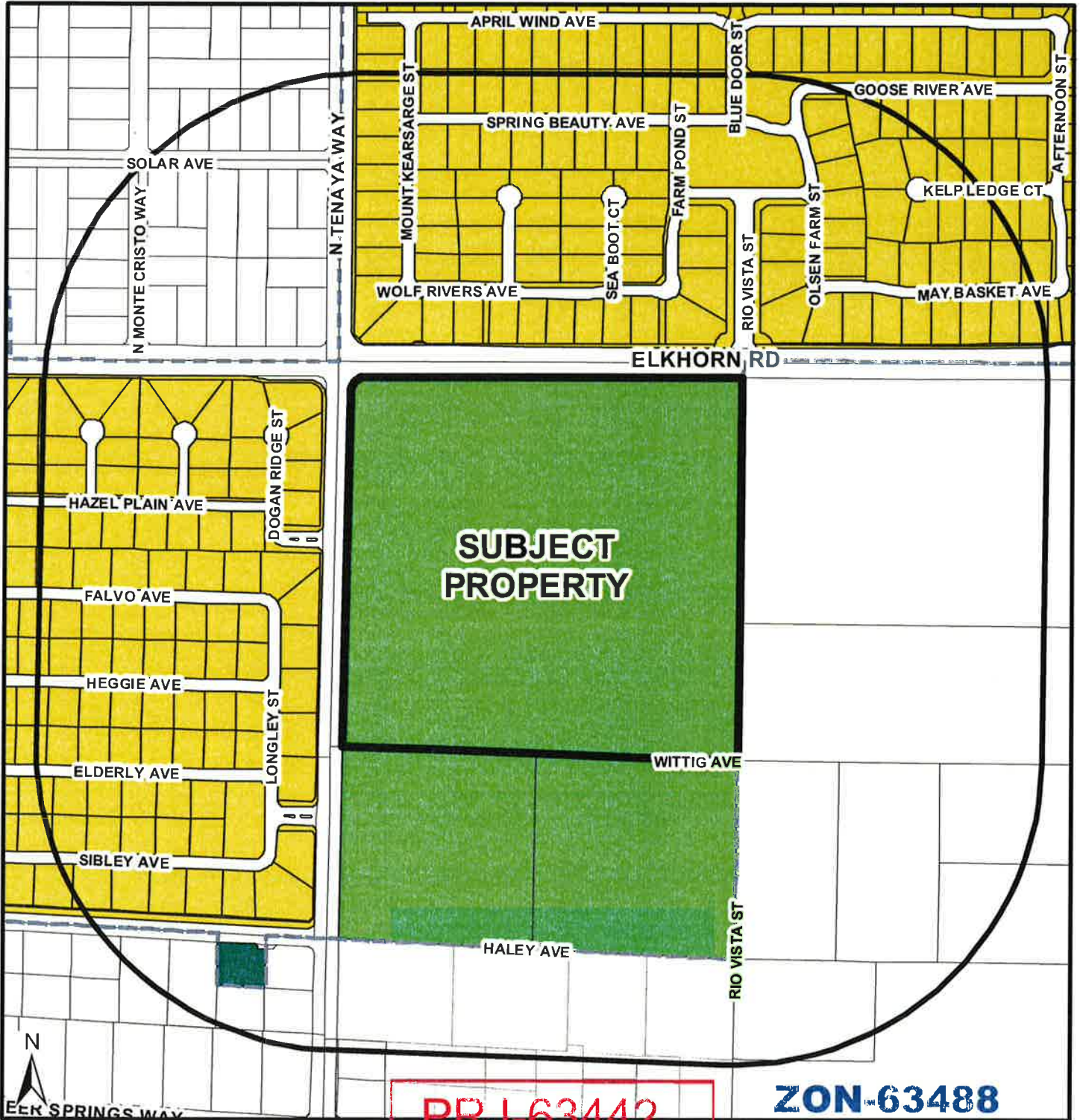
- Subject Property
- 1000ft Buffer
- City Limits



GIS maps are normally produced only to meet the need of the City. Due to an unforeseen development activity this map is for reference only.  
 Geographic Information System  
 Planning & Development Dept  
 702/229-6301

Date: Tuesday, April 12, 2016

# ZON-63488



## Zoning

U - (GPAD Designation) Undeveloped	R-2 - Medium-Low Density Residential	P-O - Professional Office	C-M - Commercial Industrial
R-A - Ranch Acres	R-3 - Medium Density Residential	N-S - Neighborhood Service	M - Industrial
R-E - Residential Estates	R-4 - High Density Residential	O - Office	C-V - Civic
R-D - Single-Family Residential-Restricted	R-5 - Apartment	C-D - Designed Commercial	P-C - Planned Community
R-PD - Residential Planned Development	R-MH - Mobile/Manufactured Home Residence	C-1 - Limited Commercial	T-D - Traditional Development
R-1 - Single Family Residential	R-MHP - Residential Mobile/Manufactured Home Park	C-2 - General Commercial	PD - Planned Development
R-CL - Single-Family Compact Lot	P-R - Professional Offices and Parking	C-PB - Planned Business Park	T-C - Town Center

**PRJ 63442**  
**04/12/16**

**ZON-63488**

## FROM U(DR) TO R-1

- Subject Property
- 1000ft Buffer
- City Limits



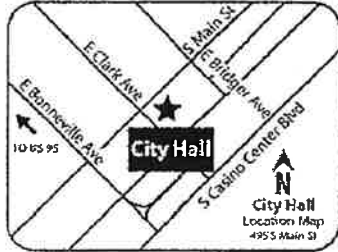
GIS maps are normally produced only to meet the needs of the City. This map is for reference only.  
**Geographic Information System**  
 Planning & Development Dept.  
 702-226-5311

Date: Tuesday, April 12, 2016

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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**PAID**  
Las Vegas, NV  
Permit No. 1630

**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 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.

I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-63487 & ZON-63488 [PRJ-63442]**

Planning Commission Meeting of 4/12/2016

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APR 11 2016

City of Las Vegas  
Dept. of Planning

12515405014  
POSANKE GEORGE P  
7280 ELKHORN RD  
LAS VEGAS NV 89131-3345

Case: GPA-63487

97 BROGNI 89131

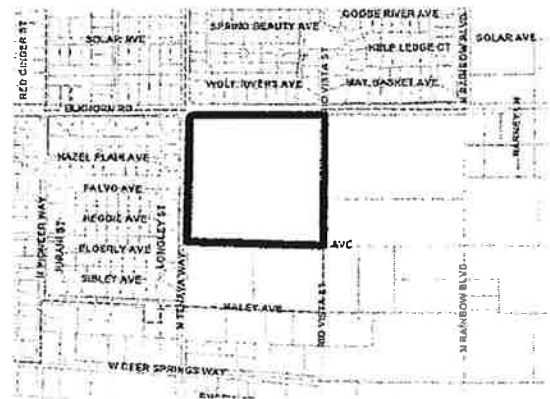


**Application Information**

**GPA-63487 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 37.35 acres on the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), Ward 6 (Ross) [PRJ-63442].

**ZON-63488 - REZONING RELATED TO GPA-63487 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL LAND USE DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED DISTRICT) on 37.35 acres on the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), Ward 6 (Ross) [PRJ-63442].

**Application Location**



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

**Public Hearing Information**

**Meeting:** Planning Commission  
**Date:** April 12, 2016  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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, Development Services Center, 333 North Rancho Drive, 3<sup>rd</sup> 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 and presented 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 (TTY 7-1-1) or go to <http://www.lasvegasnevada.gov>.

Date item 04/12/2016 35-36 P

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

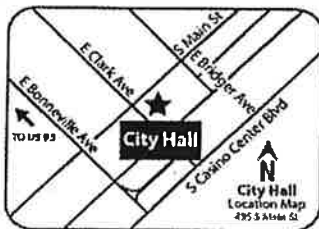
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APR 11 2016

City of Las Vegas  
Dept. of Planning

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Las Vegas, NV  
Permit No. 1630

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*I would like to  
Zoning Remain  
AS IS - Desert Rural  
Density Residential -)*

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I SUPPORT  
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I OPPOSE  
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Please use available blank space on card for your comments.

**GPA-63487 & ZON-63488 [PRJ-63442]**

Planning Commission Meeting of 4/12/2016

Case: GPA-63487  
12515404004  
MORLEY FAMILY REVOCABLE LIV TR  
MORLEY JAMES P JR & PATRICIA TRS  
7295 N MONTE CRISTO WY  
LAS VEGAS NV 89131-3335

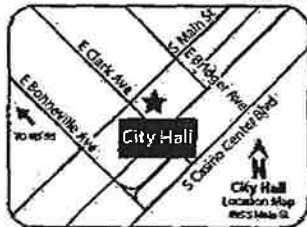
Submitted after final agenda

Date 04/12/2016 Item 35-36P

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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APR 11 2016

City of Las Vegas  
Dept. of Planning

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I OPPOSE  
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Please use available blank space on card for your comments.  
GPA-63487 & ZON-63488 [PRJ-63442]  
Planning Commission Meeting of 4/12/2016

Case: GPA-63487  
12515403012  
DINICOLA RICHARD S & SHELLEY S  
7270 SOLAR AVE  
LAS VEGAS NV 89131-3309

97 BRDGNP1 88131



5 FAX

Submitted after final agenda

Date 04/12/2016 Item 35-36P

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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**Official Notice of Public Hearing**



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I SUPPORT  
this Request

I OPPOSE  
this Request

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**GPA-63487 & ZON-63488 [PRJ-63442]**

Planning Commission Meeting of 4/12/2016

55 BRGNP1 89109

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APR 6 2016

City of Las Vegas  
Dept. of Planning

Case: GPA-63487  
12522603008  
MARTIN FAMILY TRUST 1981  
MARTIN FRANK E & BONNIE K TRS  
3030 S HIGHLAND DR  
LAS VEGAS NV 89109-1047



Submitted after final agenda

Date 04/12/2016 Item

35-36A

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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Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-63487 & ZON-63488 [PRJ-63442]**

Planning Commission Meeting of 4/12/2016

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APR 12 2016

City of Las Vegas  
Dept. of Planning

12522114014  
PATE MICHAEL J & KATHY L  
7020 LONGLEY ST  
LAS VEGAS NV 89131

Case: GPA-63487

97 BRDGNP1 89131



Submitted after final agenda

Date 04/12/2016 Item

35-36A

CREECH TOWER

7024040090

05:34

016

APR 11 2016

City of Las Vegas  
Dept. of Planning


Date: Sunday, April 10, 2016  
 To: City of Las Vegas Department of Planning  
 From: Beth Posanke, 7280 Elkhorn Rd. Las Vegas, NV 89131  
 Re: Improper Notification of the Re-Zoning "Application Information" to the Residents

- About a month ago, we had a Neighborhood Meeting, on **March 15, 2016**, with **Brad Burns**, V.P. of **D.R. Horton**. I asked Brad, "Who are the Owners of the property?" He said,
  - He couldn't disclose who the Owners of the property were.
  - He suggested I looked on the [Secretary of State's website](#), to find out.
  - So, I did. I looked under Business Entity Search, and tried to find **Greendale Properties, LLC**. No results were found.
  - So I called the [Secretary of State's Office](#), at **(775) 684-5708**. A woman tried to find this LLC and came up with the same answer. She gave me a number to call the [Clark County Clerk's Office](#) at **(702) 671-0548**
- I called, but I reached the [District Court Records Dept.](#) and a voice mail (message (a man's voice) instructed me NOT to leave a message, because no one will answer, but to call this **(702) 671-0555**.
- It was the [Clark County Clerk's Office](#) and a woman told me to call the Clark County Recorder's office, at **(702) 455-4336**.
  - At this point, I asked the names of the people that I spoke with.
- So, when I called, I spoke with Mary Ellen, at the [Clark County Recorder's Office](#) and she told me to call the City Assessor's Office at **(702) 455-3882**
- I spoke with Rhoda, at the [City Assessor's Office](#).
  - I told her the name of the LLC on the "Official Notice of Neighborhood Meeting" It was Greendale Properties, LLC .
  - She looked up the name and didn't see a listing.
  - She asked me for the APN # and she looked that up. She said that the deed on the property is **Greengale Properties, LLC**.
- It was a lesson on navigating through the State, County and City governments.
- What was difficult about all this, is that the **City of Las Vegas Department of Planning** misspelled the name of **Greendale Properties, LLC** on both the "**March 15, 2016 Official Notice of Neighborhood Meeting**" and "**April 12, 2016 Application Information / Public Hearing Information**" postcards.
  - The Planning Dept. should've simply checked the spelling before it was printed and sent out to the Public.
  - The proper name of the LLC is "**Greengale Properties, LLC**".
- This was careless from the [City of Las Vegas Department of Planning](#). The misspelling of the LLC constitutes "**an improper notification to the Public**".

Sincerely,  
 Beth Posanke

Submitted after final agenda

Date 04/12/2016

35-36 C