

Telephone Protest/ Approval Log

Meeting Date: 04/12/2016

Case Number: MOD-63600

2011-63601 GPA-63599

DIR-63602

Date: 04/06/16
Name: Robin & Catlin Lee
Address: 9808 Royal Lab
LV NV 89145.
Phone: _____
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
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Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Submitted after final agenda

Date 04/12/2016 52-55 P

Nora Lares

MUD-63600 GPA-63599

From: Peter Lowenstein
Sent: Monday, April 11, 2016 2:57 PM
To: Nora Lares
Subject: FW: Badlands Opposition

RECEIVED

APR 11 2016

City of Las Vegas
Dept. of Planning

FYI

From: Vicky Skilbred
Sent: Monday, April 11, 2016 2:45 PM
To: Peter Lowenstein
Cc: Bob Beers; John Bear
Subject: Badlands Opposition

Good afternoon, Peter.

Mary Schomer, owner of 1808 Imperial Cup Drive, Las Vegas, NV 89117, called in her protest against Items 52 and 53 to be heard tomorrow night. She mailed the postcard to that effect, but it came back.

Thank you.

Vicky Skilbred
Special Assistant to Councilman Bob Beers
495 South Main Street
Las Vegas, Nevada 89101
Phone: 702-229-2144
Cell: 702-274-6028
Ward 2 updates subscription: <http://eepurl.com/ZqtUL>
City Hall is open Monday – Thursday 7 am -5:30 pm
Closed Friday – Sunday and Holidays

Ward 2 Mission Statement:

Provide open, fair and complete access to Las Vegas residents to ensure the protections and benefits of citizenship accrue to them.

Submitted after final agenda

Date 04/12/2016 Item 52-53 P

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

55 BRDGNP 1 63149

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Dept. of Planning

13833320003
SMITH TONI Z ETAL
HOLMES-SMITH DAWN M TRS
7821 PAINTED SUNSET DR
LAS VEGAS NV 89149

Case: MOD-63600

Submitted after final agenda

Date 04/12/2016

52 & 55 P

NO. 1294 1. 1

One Queensridge Place HOA

Apr. 6. 2016 9:30AM

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Planning Commission Meeting of 4/12/2016

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City of Las Vegas
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13832213181 Case: MOD-63600
WUNDERLICH CYNTHIA
9103 ALTA DR #1007
LAS VEGAS NV 89145

113 BRDGNF1 89145



S2 & SSP

Apr 05 16 08:00p

Walter H Schuette

503 658-8139

p.1

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

116 BRDGNP1 97085

13831214023

Case: MOD-63600

SCHUETTE FAMILY TRUST
SCHUETTE WALTER H & MAUREEN TRS
12965 SE WIESE RD
DAMASCUS OR 97089-8347



52 & 55P

John Ciucci

5094204101

p.1

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

122 BROGHP 1 99354

When I purchased 9157 Tudor
Park Place, I did so based on
the Badlands golf course backing
up to my property. If this
development proceeds it will
greatly affect the value of my
property. Therefore I oppose it!

13831615047
DAG VEGAS LLC
3156 WILLOW POINTE DR
RICHLAND, WA 99354

Case: MOD-63600

John Ciucci

52455 P

Apr. 9. 2016 9:19AM

No. 0156 P. 1/1

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I SUPPORT
this Request



I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BFDGNP1 69145

Case: MOD-63600
13832812017
GURULE J E LIVING REVOCABLE TRUS
GURULE JOSEPH E CO-TRS
725 VANTAGE LN
LAS VEGAS NV 89145-4820



52 & 55 P

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Planning Commission Meeting of 4/12/2016

Case: MOD-63600
16307111008
U S INVESTMENT & TRADING ASSOCIA
9151 ARCADIA AVE
SAN GABRIEL CA 91775

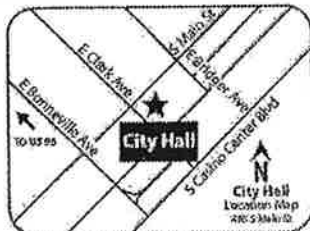
BRDGNP 1



52 & 55P

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16306516013
 ENG GENGHMUN
 DREIFUSS SOPHIE
 5215 LENORE ST
 TORRANCE CA 90503

Case: MOD-63600

APR/09/2016/SAT 03:33 PM

FAX No.

P.001/001

52 & 55P

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13831815009
HUMM TOM J & MARCY A
1016 SECRET GARDEN ST
LAS VEGAS NV 89145-8697

Case: MOD-63600

113 BRDGNP1 89145



52 & 55 P

07/00/2016 13:38 7023676395

HUMM

PAGE 02

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I SUPPORT
this Request



I OPPOSE
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Planning Commission Meeting of 4/12/2016

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Case: MOD-63600
13831416023
CHOZAHINOFF FAMILY TRUST
CHOZAHINOFF IGAL & BARBARA TRS
9605 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

1 1 3 BRDCHP1 69145



p.1

17022407107

Barbara Chozahinoff

Apr 07 16 02:57a

52 & 55P

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☐ I SUPPORT
 this Request

☒ I OPPOSE
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(STRONGLY)

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MOD-63600 & DIR-63602 [PRI-63491]

Planning Commission Meeting of 4/12/2016

113 BROGHP1 83145

① It is the green spaces that make Summerlin so special

② the schools can't support the increase in population

③ the local roads can't deal with the traffic

④ It lowers the value of

13831812012
 MAJIDI FARZAD
 ASAD SHADABA
 9309 FONTAINEBLEU DR
 LAS VEGAS NV 89146-8652

Case: MOD-63600

all property in the area
 DO NOT DESTROY THIS BEAUTIFUL
 PLACE

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Apr. 6. 2016 2:19PM

52 & 55 P

#3

MAIL FOR YOU

/2016 10:08 7022540291

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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BROGNPI 89117

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
16306210086
MUSCARELLA JOHN M & DENICE A
9768 NORTHERN DANCER DR
LAS VEGAS NV 89117



52 155 P

1. It would be imprudent and improper to approve such a request at this time because of the major lawsuit being heard in circuit court which challenges the integrity of the entire planning process that has taken place to date. This lawsuit needs to be resolved before any Commission or Council action is taken.
2. Any development that subsequently takes place should be within the parameters of the current zoning and master planning. Adding over 3000 small apartments units composed of 3-5 low rises and three 250 feet high rises on 67 acres increases the approved density from 7.49 to over 45 units per acre; this is absurd! This proposed significant increase in density(addition of 3000+ rental units) changes the entire fabric of the community without considering a priori the major ramifications and impacts on the entire neighborhood to include but not limited to traffic flow, availability of potable water, flood plain issues, safety consequences and the stress on community services.
3. The Developer makes strong arguments of unused commercial space (500,000 to 600,000 sf) that will be ameliorated by more residential development in the area. One of the biggest benefactors of better use of commercial space would be the developer who owns much of this developed and undeveloped commercial property! One should ask why is Downtown Summerlin so successful and not this underutilized commercial property? Should the surrounding neighborhood now be infused with small high density units to compensate the commercial developer for past business decisions?
4. The proposed Development Agreement clearly allows the developer to take unilateral and unfettered actions without the appropriate checks and balances afforded under current guidelnes- again at the expense of the existing neighborhood; it should not be approved.

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Case: MOD-63600

13832213078
 SADOFF LAURENCE R & PATRICIA L
 9101 ALTA DR #1004
 LAS VEGAS NV 89145

☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 63600 1 63491



52855P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
16401714016
YANG & HAN FAMILY TRUST 2007
YANG XIAZHOU TRS
3515 CASABELLA CT
SAN JOSE CA 95148



Apr 07 16 02:37p

YnA

408-238-6678

p.1

52d55P

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*Plan. does not
confirm with Queensridge
community. Homes will not
be a part of Queensridge;
communities will be disjointed
and chaotic. I strongly oppose.*

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13831311018
PETERS XENOPHON
9817 WINTER PALACE DR
LAS VEGAS NV 89145

Case: MOD-63600

BRDGNP1



52 & 55 P

FROM :

PHONE NO. :

Apr. 08 2016 12:10PM P2

City of Las Vegas
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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*Total Plan Seeking Approval
will create a significant
Increase in Traffic - potential
hazards*

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

1 1 3 5 6 7 0 4 7 1 8 9 1 4 5

Betty J. Dakdduk
Case: MOD-63600
13831213012
DAKDDUK FAMILY TRUST
9617 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8674



S2#55P

Apr 08 2016 12:21PM Smith Culp Consulting (702)838-8426

page 1

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Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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City of Las Vegas
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Case: MOD-63600
13831711003
CULP GORDON & SMITH ROSEMARY TR
CULP GORDON L TRS
653 RAVEL CT
LAS VEGAS NV 89145-8628



S2 \$55P

DUPLICATE - Not Included in Count

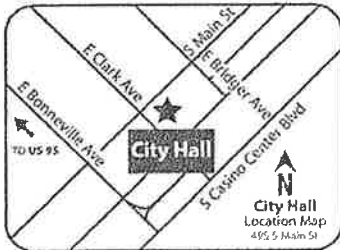
John Ciucci

5094204101

p.1

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I OPPOSE
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MOD-63600 & DIR-63607 (PRI-634911)

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13831615047

Case: MOD-63600

D A G VEGAS L L C
3156 WILLOW POINTE DR
RICHLAND WA 99354

John Ciucci

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

74 BROCKP 1 63117

1 11 ACCION

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16306317087 Case: MOD-63600
GRANDA-PANAGOPOULOS REV FAM TR
10008 RANCH HAND AVE
LAS VEGAS NV 89117-6952

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I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-6349]

Planning Commission Meeting of 4/12/2016

13531815042
HORWITZ ALAN & CINDY REV TR
6177 TUDOR PARK PL
LAS VEGAS NV 89145-8725

Case: MOD-63600

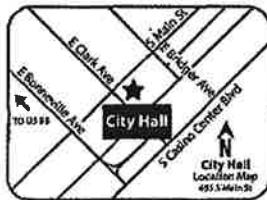
113 BROGNP1 89145

ABSOLUTELY HORRIBLE IDEA – May residents such as myself who own a home on the golf course will be 50 feet away from apartment building and totally lose the value of our property – **Should be illegal.**

52455 P

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

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☐ I SUPPORT
this Request

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

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BROGNP1 89145

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13831413001
PAK ANDREW
KIM HERYAN
9816 ROYAL LAMB DR
LAS VEGAS NV 89145-8624

Case: MOD-63600



52455P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

1 13 BRDGNP1 89145

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
13831615018
RICHARDS JEFFREY & S 1990 LIV TR
RICHARDS JEFFREY H & SUSAN R TRS
315 HOLLINS HALL ST
LAS VEGAS NV 89145-8716



52 & 55 P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

Case: MOD-63600

13831614013
PIETRO GEORGE H JR TRUST
PIETRO GEORGE H JR TRS
321 ONYX CREST ST
LAS VEGAS NV 89145-8710

113 BROGNP1 89145

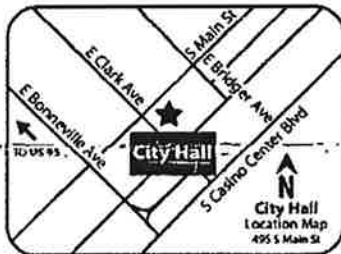


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDQNP1 89145

13736711010
WU JEFFREY C
CHAO JANET J
633 EDGEBROOK DR
LAS VEGAS NV 89145

Case: MOD-63600



52 d 55 P

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Department of Planning
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Planning Commission Meeting of 4/12/2016

1 13 APR 2016 15 145

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City of Las Vegas
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13831413021
HANSEN JENNIFER S
9812 MISS PEACH AVE
LAS VEGAS NV 89145-8644

Case: MOD-63600



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Planning Commission Meeting of 4/12/2016

113 BROGNP1 25145

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City of Las Vegas
Dept. of Planning

13892213161

Case: MOD-63600

PEETERSON LOREN S & ARLENE

8103 ALTA DR #701

LAS VEGAS NV 89145-8553



52455 P

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Department of Planning
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333 North Rancho Drive, 3rd Floor
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DUPLICATE - Not Included in Count

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City of Las Vegas
Dept. of Planning

13832213161

Case: MOD-63600

PEETERSON LOREN S & ARLENE
9103 ALTA DR #701
LAS VEGAS NV 89145-8553



52&55P

#482 P.001/001

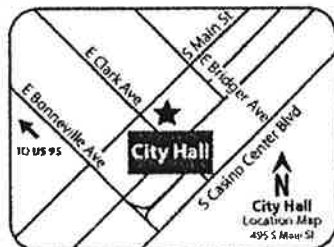
04/11/2016 11:46

951 273 0271

From:LDI Mechanical Corona

City of Las Vegas
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Development Services Center
333 North Rancho Drive, 3rd Floor
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

16306216002

Case: MOD-63600

NUNEZ BOYZ FAMILY TRUST
NUNES PATRICK S TRS
313 19TH ST
HUNTINGTON BEACH CA 92648

BRDGNP1



52&55P

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Department of Planning
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Planning Commission Meeting of 4/12/2016

71 BRDCHP 89117

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APR 12 2016

City of Las Vegas
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13831816011
KANE MICHAEL J III
7160 FL DORA AVE
LAS VEGAS NV 89117

Case: MOD-63600

52&55P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13736514023
WRIGHT KEITH A & DONNA
216S ROYAL ASCOT DR
LAS VEGAS NV 89144-4310

Case: MOD-63600

103 BRDGNP: 89144



52 \$55P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BROGNFI 85145

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APR 11 2016

City of Las Vegas
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Case: MOD-63600

13831416020
MAVERICK LIVING TRUST
LEPIERE STACY A TRS
9617 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620



Submitted after final agenda

Date 04/12/2016

52 & 55A

EHB

7029406931

21:33

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

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Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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City of Las Vegas
Dept. of Planning

13831411035
WAGNER CHOIE FAMILY TRUST
WAGNER DONALD TRS
9709 GAVIN STONE AVE
LAS VEGAS NV 89145

Case: MOD-63600



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☐ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

13832610014
DAVIS TODD D
SANTAITI-DAVIS ADRIENNE A
8521 CREST HILL AVE
LAS VEGAS NV 89145-4843

Case: MOD-63600



52 & 55 A

EHB

7029406931

1:29

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

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Case: MOD-63600

13832213219
 LOWIE YOHAN & MERAV NV RES TR
 LOWIE YOHAN & MERAV TRS
 1215 S FORT APACHE RD #120
 LAS VEGAS NV 89117



I SUPPORT
 this Request



I OPPOSE
 this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNF1 89117



52 & 55A

EHB

029406931

20:15

029406931

City of Las Vegas
 Department of Planning
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 333 North Rancho Drive, 3rd Floor
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
 13832213145
 HARARI ALON
 1215 S FORT APACHE RD #120
 LAS VEGAS NV 89117

71 BRDQNP1 89117



52 & 55A

EHB

7029405931

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04/04/2016

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PAGE 01/01

City of Las Vegas
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13833321017 Case: MOD-63600
MAREK JAMES C & DANIELLE J
8349 SAN GRAIL CT
LAS VEGAS NV 89145-2413

52 & 55A

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Case: MOD-63600

13832213152
JAKOBSON MEIR
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117



I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNP1 53117



52955A

City of Las Vegas
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13832213165
RISSIN LIOR & LIAT
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

Case: MOD-63600

71 BRDGNP1 89117

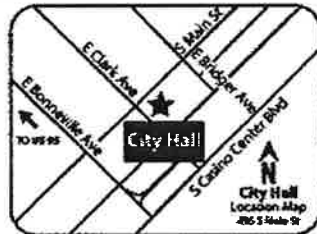


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City of Las Vegas
Dept. of Planning

13831813006 Case: MOD-63600
TAYLOR THOMAS & LOUISE TRUST
TAYLOR THOMAS N & LOUISE R TRS
700 LACEY TREE ST
LAS VEGAS NV 89145-8647

BRDCNF 1



S2 & S5A

04/05/2016 12:40 FAX 7022561894

TAYLOR

05/14/2004 00:14 6264499746

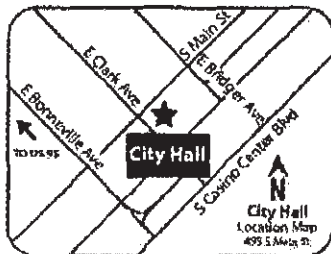
TEA

PAGE 02/02

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



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City of Las Vegas
Dept. of Planning

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

Case: MOD-63600

52 & 55 P

DUPLICATE - Not Included in Count

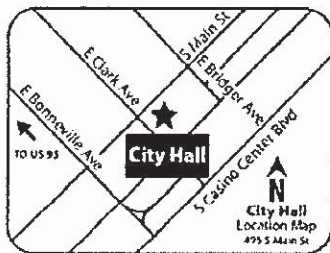
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City of Las Vegas
Department of Planning
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I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BROGNP1 63145

13831419039

Case: MOD-63600

LEE R K FAMILY TRUST
LEE ROBIN D & KATHLEEN J TRS
9808 ROYAL LAMB DR
LAS VEGAS NV 89145-8662



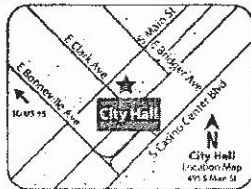
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RL

Apr 04 16 09:59p

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Case: MOD-63600
16307510045
SAXTON MICHAEL KEVAN & LINDA D
2700 BIANCA CT
LAS VEGAS NV 89117-3654

BRG4P1



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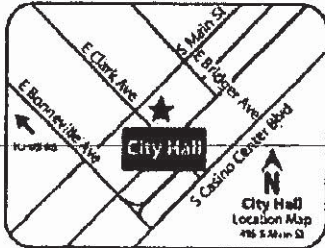
City of Las Vegas
Dept. of Planning

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

1- This has plummeted THE HOME VALUES IN OUR
NEIGHBORHOOD OF QUEENSRIDGE. SO MANY FOR SALE AND
NOT SELLING.
2- THE INTERSECTION AT ALTA & RAMPART IS
NOW SO BUSY WITH SONICST,
TIVOLI, BOCA PARK & ONE QUEENSRIDGE.

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How CAN it possibly support the ADDITIONAL
TRAFFIC FROM the proposed APARTMENTS
CONDOS?
3- GOLF COURSE IS A GOOD CENTRAL AREA.
4- Is this ABOUT hearing the NEEDS OF
A LOT OF LAS VEGAS RESIDENTS OR
ABOUT TAKING CARE OF ONE PERSON'S
WANTS (NOT EVEN AMERICAN) DESIRE FOR
MORE money.
AT the expense OF
many.

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13831213011
MOLINA CARLOS & DORIS ANN
9613 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8674

Case: MOD-63600

DORIS Ann Molina
home owner

113 BDDGNP1 89145



52455P

Apr 04 2016 11:57AM Gate Electronics, Inc.

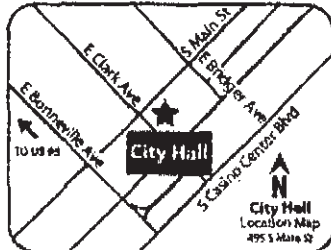
(702) 243-4832

P.1

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

13831314008 Case: MOD-63600
ROESENER & WENGER-ROESENER
ROESENER DALE W TRS
9811 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8703

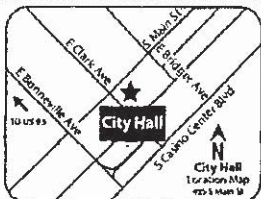
BRDGNP1



52 & 55 P

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016



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**City of Las Vegas
Dept. of Planning**

13831214035 Cnse: MOD-63600
KOST RICHARD T & SALLY A LIV TR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

113 BRDGNP1 89145

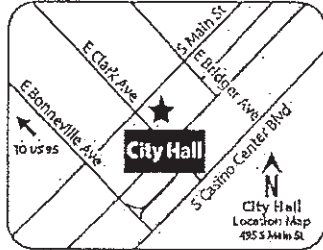


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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**City of Las Vegas
Dept. of Planning**

13831419041
MOSS STEVEN T & NICOLE J
1005 GREYSTOKE ACRES ST
LAS VEGAS NV 89145-8659

Case: MOD-63600

113 BROGNPI 85145



52855P

Apr 02 16 05:42p

Confidential

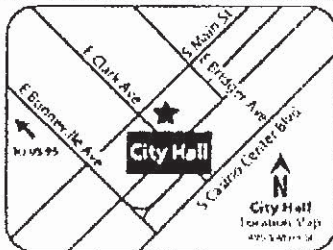
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

13831314010

Case: MOD 63600

AHLERS FAMILY TRUST
AHLERS HERMAN A & DONNA TRS
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702

BRDQNP1



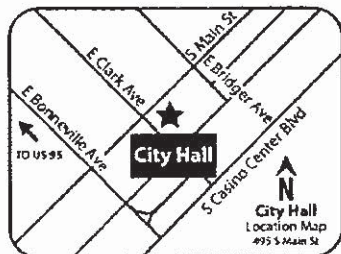
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p. 1

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☐

I SUPPORT
this Request

☒

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNP1 89117

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Dept. of Planning

16305220018
BEACH TRUST
8990 ECHO RIDGE DR
LAS VEGAS NV 89117-5400

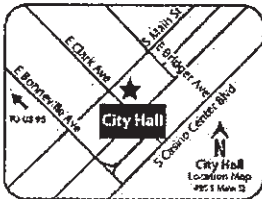
Case: MOD-63600



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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
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16308210099 Case: MOD-63600
GONDY RAO T & ANITA FAMILY TRUST
GONDY RAO T & ANITA TRS
9332 TOURNAMENT CANYON DR
LAS VEGAS NV 89144-0818

103 BRDGNP1 69144

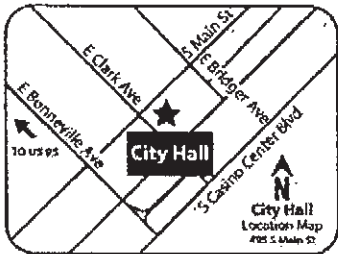


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Planning Commission Meeting of 4/12/2016

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**City of Las Vegas
Dept. of Planning**

16306811001
J T M NEVADA LLC
2500 S RAINBOW BLVD #203
LAS VEGAS NV 89146

Case: MOD-63600

71 BRDFNP1 89146



52455 P

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**City of Las Vegas
Dept. of Planning**

16401816060
CHEN HSUEH FANG
2600 S RAINBOW BLVD #201
LAS VEGAS NV 89146

Case: MOD-63600

71 BRDGNF1 89146

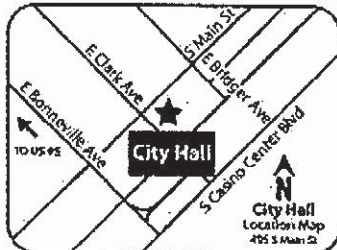


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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
13831416016
JIA JIA U S A L L C
2600 S RAINBOW BLVD #211
LAS VEGAS NV 89146

71 BROGNI 89146

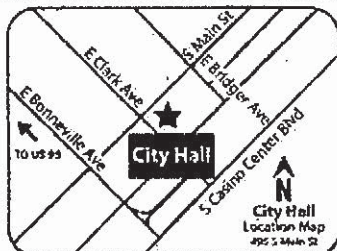


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☐

I SUPPORT
this Request

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I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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**City of Las Vegas
Dept. of Planning**

13832611058 Case: MOD-63600
G U O INTERNATIONAL INC
2600 S RAINBOW BLVD #201
LAS VEGAS NV 89146

71 BROGHP1 88146



52155P

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

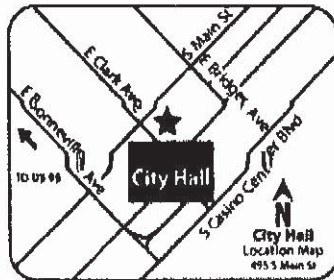
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 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

1 1 3 BRDGNP1 89145

13831812034

Case: MOD-63600

MALZMAN IRWIN C FAMILY TRUST
 MALZMAN IRWIN C TRS
 9332 FONTAINBLEU DR
 LAS VEGAS NV 89145-8653



52455 P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
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16308210133
 BERNHARDY H ANDREW & JILL M
 1433 COUNTRY HOLLOW DR
 LAS VEGAS NV 89117-6601

Case: MOD-63600

71 BRDGNP1 89117

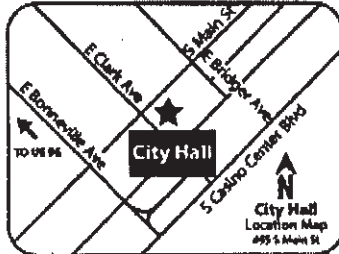


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 Dept. of Planning

The Master plan is a factor in homeowner buying decisions. The city cannot ignore this.

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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: MOD-63600
 13832213061
 HORWITZ DAVID L & G REV LIV TR
 HORWITZ DAVID L & GLORIA TRS
 9101 ALTA DR #702
 LAS VEGAS NV 89145



52855P

1/ 1

To: 7029061918

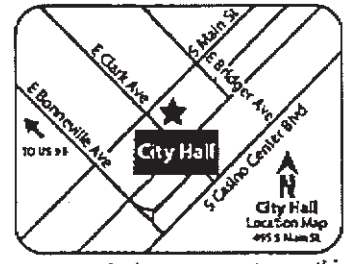
To: 7024647499

04-04-16; 18:40 ; From: jeff

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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13831613032 Case: MOD-63600
ADELMAN JEFFREY B
KEENE IVY S
304 PRINCE CHARMING CT
LAS VEGAS NV 89145-8001



52 & 55
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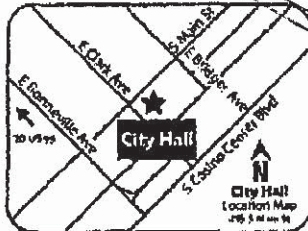
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Las Vegas, Nevada 89106

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City of Las Vegas
Dept. of Planning

OPPOSED TO 3000
CONDOS + APT ON THIS
PARCE - HAS ANYONE
DONE A TRAFFIC STUDY
AND WHAT HAPPENS
TO THE WILDLIFE
ENVIRONMENTAL IMPACT
STUDY ???

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I SUPPORT
this Request



I OPPOSE
this Request

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GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: GPA-63599
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

7 UNITS PER ACRE TO
3000 UNITS !!!

113 BROWN 1 89145

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Please note the Fax
Number circled above
I have forwarded
to the City Clerk
Thank you

Gina Blouin

702-229-6405



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MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

APR 4 2016

City of Las Vegas
Dept. of Planning

THIS WAS OFF OR PARKLAND
AND NOW TO WHO KNOWS
HOW MANY HOMES ARE
TO BE BUILT.

WHAT IS THE EFFECT ON
WILDLIFE - AND TRAFFIC
ANY ENVIRONMENTAL STUDY
OR TRAFFIC STUDY THAT
WILL EFFECT PRESENT
RESIDENTS !!!

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Case: MOD-63600
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

52 & 55P

THIS ENTIRE DEVELOPMENT PROJECT AS PROPOSED BY
EHB CORP. IS LUDACROUS ON SO MANY LEVELS. THE

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LOGISTICS i.e. redirecting a natural wash,
egress and ingress into said properties,
re-zoning of current school districts,

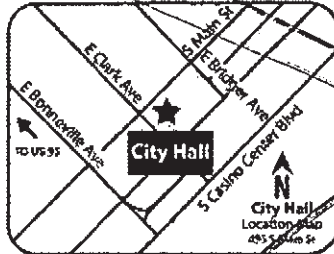
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 63145

ALONE ARE IMPOSSIBLE! NOT TO
MENTION THE PROPOSITION TO
DEVELOP A COMMUNITY WITHIN AN
EXISTING COMMUNITY THAT IS
SOMEHOW SEPERATE AND AUTONOMOUS
FROM THE EXISTING COMMUNITY & ITS
HOA AND YET ALSO DEPEND

13831812014
FABER MONICA T
9301 FONTAINBLEU DR
LAS VEGAS NV 89145-8852

Case: GPA-63599

UPON IT
FOR
ENTRANCE/
EXIT. HOW??!

EHB. EXPECTS HOMEOWNERS TO
WILLINGLY LOWER THEIR HOME VALUE
THEIR QUALITY OF LIVING AND THEIR
CHILDRENS EDUCATION? NO WAY!!

City of Las Vegas
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EHB. WANTS TO STEAMROLL
EXISTING HOMEOWNERS, LOWER THE
QUALITY OF LIVING ON A GOLF
COURSE, HOME VALUES AND TAX

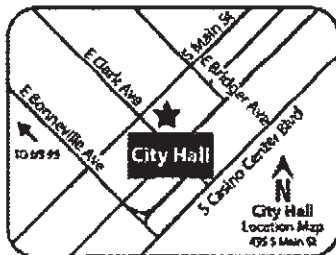
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 63145

AN ALREADY OVERCROWDED
SCHOOL ZONE (or rezone to much
lower quality schools?)! THEY
WANT TO REDIRECT A NATURAL
WASH AND PROPOSE TO DEVELOP
AN AUTONOMOUS SEPERATE COMMUNITY
WITHIN AN ALREADY
EXISTING COMMUNITY & YE
NOT

13831812014
FABER MONICA T
9301 FONTAINBLEU DR
LAS VEGAS NV 89145-8852

Case: MOD-63600

ABIDE BY THE HOA IN PLACE.
HOW IS THIS POSSIBLE? IF
ALLOWED TO PROCEED, WATCH OUT FOR
THE SAME DEVELOPMENT IN OTHERS (i.e. Spanish
Red Rock...)

52455P

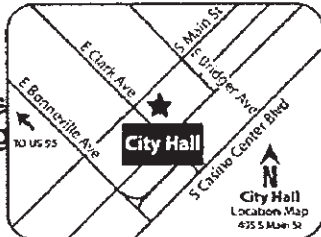
DUPLICATE - Not Included in Count

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

RECEIVED Return Service Requested
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APR 4 2016

City of Las Vegas
Dept. of Planning



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNF1 89145

THIS WAS GOLF OR PARKLAND
AND NOW TO WHO KNOWS
HOW MANY HOMES ARE
TO BE BUILT.

WHAT IS THE EFFECT ON
WILDLIFE - AND TRAFFIC
ANY ENVIRONMENTAL STUDY
OR TRAFFIC STUDY THAT
WILL EFFECT PRESENT
RESIDENTS!!!

Case: MOD-63600
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

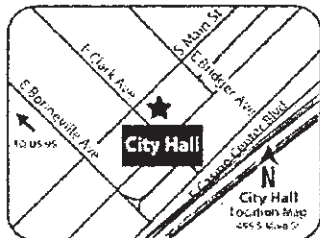
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNF1 89145

OPPOSED TO 7000
CONDOS/APT ON THIS
PARCEL - HAS ANYONE
DONE A TRAFFIC STUDY
AND WHAT HAPPENS
TO THE WILDLIFE
ENVIRONMENTAL IMPACT
STUDY ???

Case: GPA-63599
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

7 UNITS PER ACRE TO
3000 UNITS!!!

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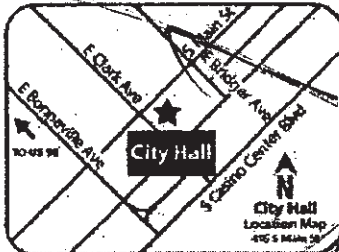
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Dept. of Planning



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: GPA-63599
13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

113 BRDGNP1 89145



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

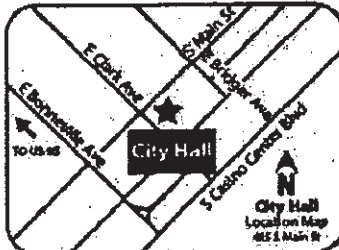
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Dept. of Planning

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

BRDGNP1



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

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I SUPPORT
this Request



I OPPOSE
this Request

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

98 BRDGNP1 92261

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APR 4 2016

City of Las Vegas
Dept. of Planning

Case: GPA-63599
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261-3222

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

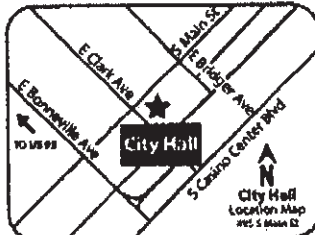
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City of Las Vegas
Dept. of Planning

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

98 BRDGNP1 92261

Case: MOD-63600
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261-3222

2012.06.06 09:00 PM

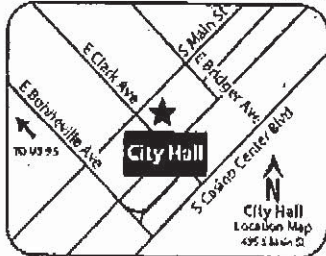
Apr. 4. 2016 12:25PM

No. 7388 P. 1

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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APR 4 2016

**City of Las Vegas
Dept. of Planning**

13831311017
BRESEE DARREN
9821 WINTER PALACE DR
LAS VEGAS NV 89145-8639

Case: MOD-63600

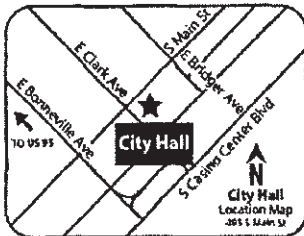
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52455A

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

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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

93 BRDGNF1 89129



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APR 5 2016
City of Las Vegas
Dept. of Planning

13833323020
FORTY SIX I. L. C
9112 GRANITE KNOLL CT
LAS VEGAS NV 89129

Case: MOD-63600

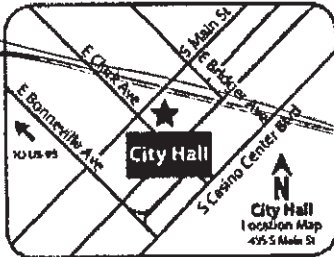


52855A

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

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APR 5 2016

City of Las Vegas
Dept. of Planning

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Case: RQR-63260



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-63260

Planning Commission Meeting of 4/12/2016

13832818011
MDJLS PROPERTIES L.L.C.
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

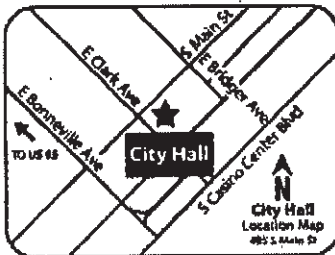
71 BRDGNP1 89117



City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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APR 5 2016

City of Las Vegas
Dept. of Planning

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Case: MOD-63600



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13832818011
MDJLS PROPERTIES L.L.C.
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

52455A

71 BRDGNP1 89117



Daniel E. Smith, SIOR

9101 Alta Dr. • Unit 105 T1
Las Vegas, Nevada 89145
Cell 816.223.8547
dsmith@bigindustrial.com

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APR 28 2016

**City of Las Vegas
Dept. of Planning**

April 6, 2016

DUPLICATE - Not Included in Count

Department of Planning
Development Services Center
333 North Rancho Dr.
3rd Floor
Las Vegas, NV 89106

Re: MOD-63600 Major Modification

Gentlemen:

I am writing to strongly object to the proposed MOD-63600 to convert this open space to high-density housing. Housing of any kind is an insult and economic hardship on everyone who invested in their homes, apartments and condominiums. They relied on the City to protect them and their investments against situations like this.

This property should remain open space under any scenario. What would be next? Is the City going to be selling parks and recreational areas and converting them to high-density housing as well?

These developers knew the risks when they made their investments. To change those now is not only unfair, but sets a very bad precedence for the City of Las Vegas and the Summerlin area.

Please call with any questions.

Sincerely,



DANIEL E. SMITH, SIOR

PS: Likewise, if DIR-63602 relates to the conversion of this open space to any development, I strongly object as well.

209

Nora Lares

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From: Chrystal L. Jacobs
Sent: Tuesday, April 12, 2016 2:59 PM
To: Nora Lares
Subject: FW: OPPOSITIONS TO REQUEST - TODAY'S MTG.

APR 12 2016

City of Las Vegas
Dept. of Planning

From: Terri MacTaggart [<mailto:tmactag@cox.net>]
Sent: Tuesday, April 12, 2016 2:49 PM
To: Planning Internet Email
Subject: OPPOSITIONS TO REQUEST - TODAY'S MTG.

From TERESA LYNN MACTAGGART TRS (TERESA L MACTAGGART TRUST)

Planning Commission Mtg.
TODAY 4/12/16 6:00 PM.
CITY COUNCIL CHAMBERS

Please Note that:

I OPPOSE ALL OF THESE:

- * GPA 63599
- * MOD-63600
- * ZON-63601
- * DIR-63602

180 Land Co., LLC APPLICANT/OWNER

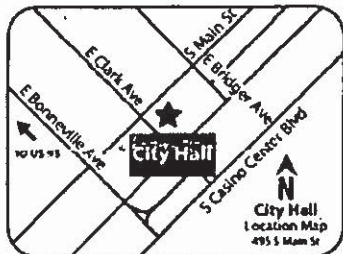
Thank you,
Teresa L. MacTaggart Trust
Teresa Lynn MacTaggart Trs

Sent via Samsung Galaxy S® 6

28-31P

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

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BROGHP1 89145

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MAY 3 2016

City of Las Vegas
Dept. of Planning

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13831613011
M K MERIDIAN TRUST
9336 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145

Case: MOD-63600



31
28 A

Stout Electric

License # 36760/Bid Limit - \$750,000

1111 Mary Crest Suite D

Henderson, NV 89074

Phone - (702) 898-5239

Fax - (702) 898-5227

RECEIVED

MAY 3 2016

City of Las Vegas
Dept. of Planning

Director of Planning
City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89106
Development of the Badlands Golf Course Property

Reference Project Numbers **PRJ-63491**: MOD-63600; DIR-63602; GPA-63599; Zon-63601.
PRJ-62226: GPA-62387; ZON-62392; SDR-62393.

Stout Electric, Inc. and its employees enthusiastically support the EHB Companies entitlement request for development of the Badlands Golf Course property, and hope that you will consider the following while reaching your conclusion in this matter.

Stout Electric, Inc and its locally owned vendors has worked on construction of the Tivoli Village and / or Sahara Center projects since 2012. We are grateful that the project developers continued construction of the projects when they did, as the local economic conditions had negatively affected the dwindling construction market, making it difficult to remain a stable company while more and more contractors have struggled for less and less work.

As difficult as the recession has been, the developer's continued commitment to development in the Las Vegas market has been solid, helping us keep our doors open and remain in business all the while paying our construction workers and local vendors in excess of 700,000.00 for work performed on behalf of the EHB Companies.

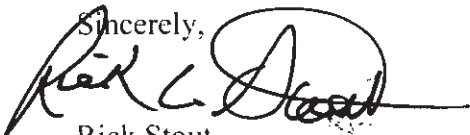
Obviously EHB's efforts have not gone unnoticed by our construction industry, and most significantly by the families of the construction workers employed by my firm while working on their projects. For these reasons, if for no other, we support the EHB Companies entitlement request for development of the Badlands Golf Course property.

Even though there is no guarantee that we will be the Subcontractors or Vendors employed for construction of the Badlands Golf Course property project, we look forward to the opportunity to participate.

Apparently, the first step toward our participation requires the approval of our elected Council and Commission.

On behalf of myself and my employees, we would respectfully request your support, as well.

Sincerely,



Rick Stout
President
Stout Electric

28-31 A

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APR 27 2016

City of Las Vegas
Dept. of Planning



≡ PENTAGON ≡
PLUMBING, INC.

Director of Planning
City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada
Development of the Badlands Golf Course Property

Reference Project Numbers **PRJ-63491**: MOD-63600; DIR-63602; GPA-63599; Zon-63601.

PRJ-62226: GPA-62387; ZON-62392; SDR-62393.

Pentagon Plumbing Inc and its employees fully support the EHB Companies entitlement request for development of the Badlands Golf Course property, and hope that you will consider the following while reaching your conclusion in this matter.

Pentagon Plumbing, Inc. has worked in the past and continue to work on construction of the Tivoli Village and Sahara Center projects for the last 8 years. These project were the life blood to our company and one of the major factors which allowed us to survive these tough economic times. We and our employees are grateful that the project developers continued construction of the projects in spite of the economic storm clouds looming. As difficult as the recession has been, the EHB's continued commitment to Development in the Las Vegas Market has been solid, helping us remain in business and support our 35 plus employees.

For these reasons, we support the EHB Companies entitlement request for development of the Badlands Golf Course property.

Even though there is no guarantee that we will be the Plumbing Subcontractor employed for construction of the Badlands Golf Course property project, we appreciate the opportunity to participate with this first rate company. There are a handful of developers who actually care if their subcontractors remain in business and EHB is one of them. Apparently, the first step toward our participation requires the approval of our elected Council and Commission.

On behalf of myself and my employees we would respectfully request your support, as well.

Sincerely,

Michael Stokely, President

28-31A



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APR 26 2016

City of Las Vegas
Dept. of Planning

April 21, 2016

Director of Planning
City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada

Development of the Badlands Golf Course Property

To whom it may concern,

Henderson Steel strongly supports EHB's request for development of the Badlands Golf Course property (PRJ-63491; MOD-63600; DIR-63602; GPA-63599; ZON-63601 and PRJ-62226: GPA-62387; ZON-62392; SDR-62393) for multiple reasons. Currently, Henderson Steel is contracted to fabricate and erect the structural steel for a private residence within the golf course homeowners association with an estimated 1500 labor hours to my employees and our local Las Vegas Community. This is the second residence that Henderson Steel has had the opportunity to provide labor and material for in Queensridge. It is my belief that EHB will only provide the best of quality and design for this development, such as is their past history and current intent for the betterment of Las Vegas.

Henderson Steel also supports this development by EHB as it has chosen to purchase its steel from our local economy rather than outsourcing its steel to neighboring states, and therefore is directly responsible for providing jobs to well over a hundred families in our company alone. Because of their ongoing efforts to develop in Las Vegas, Henderson Steel, a certified Woman Owned Business, has had more business opportunities in Clark County and has grown substantially in some of the worst economic times that Las Vegas families have experienced.

We are, and have been a major part of construction of the Tivoli Village Project since 2012. All totaled, between Phase I and Phase II, Henderson Steel will have provided structural steel worth approximately eighteen million dollars. In turn, Henderson Steel employed local families and supported local business by purchasing the vast majority of its materials and supplies directly from Las Vegas businesses. Additionally, through its developments at Sahara Center, EHB provided another 1.5 million dollars, which Henderson Steel used in the same way.

Furthermore, at this time in Southern Nevada, golf courses have become a question of responsibility with increasing water usage and decreasing water levels. I believe Executive Home Builders' realizes the

20-31 A
Pg 1 of 2

APR 26 2016

City of Las Vegas
Dept. of Planning

importance of this issue and are taking into account the needs of obvious growth within the Vegas Valley. Additionally, I believe that rather than further encroaching on Las Vegas's natural habitats, it is becoming increasingly important to build within the confines of current development rather than expanding the city's footprint to an increasingly at risk local environment.

It is my belief that converting Badlands Golf Course to private residences will bring many more job opportunities to the Las Vegas Valley businesses while simultaneously protecting the natural beauty of our region.

Regards,



Julia L Henderson, President

Henderson Steel

Stephen A. Kollins, M.D.

9103 Alta Drive #1701

Las Vegas, NV 89145

4/4/2016

Las Vegas Planning Commission and City Council

Planning and Development Department

333 North Ranch Drive

Las Vegas, NV 89106

Dear Planning Commission and City Council Members,

I have been a resident of Las Vegas since 1978 and have witnessed the explosive growth of the city toward the west side of the valley in which we reside. I can recall the open desert and expansive dirt and gravel on and around Charleston and Sahara roads in this when we moved here. These are now all areas well within the fringe of the existing urban areas. I also recall over many years the uncontrolled flooding through the washes which now pass a very short distance from where our One Queensridge Place high rise condo stands and from the many elegant homes which are located on the property adjacent to the Badlands golf course. I am happy to say with pleasure I live in this neighborhood and hope to remain for a long time.

I have participated in the development of several medical office buildings for Desert Radiologists and several commercial developments including the Galleria Mall, Stephanie Street power center and several other properties in both Las Vegas and Henderson for many years now. I feel I understand well the planning process and the assessment of property density and its impact on the community around. I feel I can easily distinguish the appearance of a quality design concept and have lived in our immediate surrounding neighborhood. Many of the finest homes in this immediate area have been built by the developers planning this Badlands conversion. We ourselves used their company to build a single family residence on the Badlands Golf Course. We lived in it for several years and subsequently sold it and moved into the One Queensridge Place Towers development where my wife and I currently reside. We own both a penthouse home and a second condo in Tower II on the third floor to accommodate the frequent use of family and friends who visit us here in Las Vegas.

I have attended several meetings regarding the planned redevelopment and I wish to share with you a few of my thoughts regarding the redevelopment of the Badlands golf course and the areas immediately adjacent to and surrounding our current home:

First, the densest area of planned development will be innovative in its design for Las Vegas with a total number of bedrooms far less than would exist if these were all smaller single family residences (per existing code) and with fewer children and less traffic overall. The nature of the buildings themselves

28-31A
pg 1 of 3

will limit the number of cars in the area by controlling the number of enclosed vehicular parking places available within the parking podia and to very limited street parking. This compares favorably to many neighborhoods existing where residents park several cars in their garages and driveways. While this will be a more dense area than several of the existing Badlands golf course single family residential neighborhoods, the concept submitted will mitigate the impact on street traffic in the area considerably, though there will certainly be more residents in the area than exist now. Further traffic study must be an important element of the design and planning process.

As a new attractive and innovatively designed neighborhood it will have a welcoming ambience very different from the surrounding commercial areas. It will be a very much needed improvement over the existing dense shoulder-to-shoulder townhouse residences of Fairway Point with its few outdoor amenities currently existing on the on the south side of the Badlands course. The densest area of the planned development sits just below our balconies of One Queensridge place, but in addition to the roof tops we will look down upon, the planned project will replace the look of the barren wash area with fountains and planned outdoor gathering areas. I view that as an improvement. I think the street access planned looks very reasonable and works well with the existing development.

The golf course property in the "seventy acres" adjacent to us is zoned as a rather high density residential area. If it were to be built out with crowded single family residences as an alternative, all crammed together seven to the acre as current zoning permits, it would not enhance the value of what we own but would detract from it. That would diminish the ambience of our immediate neighborhood abutting this golf course. The submitted plan looks far superior to what any other developer might propose and requires a huge investment in funds and

The planned redevelopment consisting of a relatively small number of high quality homes on extensive acreage of the existing course with a commitment to the addition of extensive landscaping including hundreds of canopy trees which will change the ambience for the better. This will become more of a park like wooded area with walking paths and a soothing environment. This is clearly different from a largely paved packed urban neighborhood with homes all looking alike and small surrounding yards of desert "landscaping" consisting mostly of gravel. These quality hi-end large homes will add to the value our existing property rather than decrease its value.

The quality of the project in which we dwell is extraordinary both in design and concept. The developer of our One Queensridge Place project, EHB and its affiliates are identified for the redevelopment around us on the former Badlands as Seventy Acres LLC, 180 Land Co LLC and Fore Stars Ltd. I have known them for many years. They have built, I understand, over 40 of the high quality homes on the Badlands course, one of which was our prior custom home, as well as many high quality residences in the several upscale neighborhoods on the western side of the city.

The principals of the company themselves live on the Badlands property or within the OQP towers in which my wife and I reside. Anything they do will affect the value of their personal residences as well as those of their neighbors. They have no incentive to decrease the value of their personal homes and have been dedicated to improving this area for many years now. They continue to build quality single family homes in the Ridges and elsewhere in our part of town. I feel what they have presented for this Badlands redevelopment moves in that direction rather than adversely.

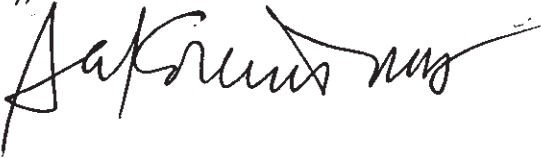
19 20f3

They have invested huge sums of money in the neighborhood surrounding our homes. They are committed to quality in their commercial development which I appreciate very much and have developed, and are in the process of completing, the Tivoli Shopping Center. Their initial concept for Tivoli was an innovative way to build over the wash that runs through the golf course on which we live. They have recently built a smaller attractive and evolving successful shopping center at Sahara and Hualapai also with a creative design. Their corporate offices are here in the neighborhood near the Charleston and Rampart intersection and they will further change the face of the commercial development in the area. They have creative and stylish plans for an additional quality commercial project on the open land they control on the poorly managed and languishing Boca Center directly across Rampart from our home. They have every incentive to build and manage well the planned residences that will be condo style low rise buildings on the east end of this project to complement the very high end homes on the remainder of the property

They have no reason to do something to decrease our property value but rather, with their extraordinary quality developments in this area and what is planned for the Badlands, will ultimately increase the value of the homes in this neighborhood. They have an enormous investment in this neighborhood in addition to the purchase of the golf course property. There is no other builder who would approach this project with as much desire to enhance its quality for these many reasons. The plans submitted, in my opinion, reflect this attitude clearly and should be approved.

Right now, because of the uncertainties as to what might happen if a less appropriately motivated developer would have taken this property in hand, our property values have clearly diminished. I firmly believe this planned redevelopment will sufficiently contribute value to the neighborhood so that we might recoup some of this lost value. I sincerely believe this will be the best possible outcome and plan for this area's further redevelopment.

Sincerely,



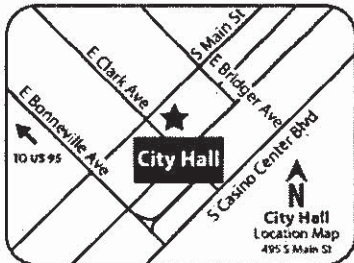
Stephen A. Kollins, M.D.

Stephen A. Kollins, M.D.
9103 Alta Drive Suite 1701
Las Vegas, NV 89145-8501

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

This is not the plan that was presented at the public meetings of the Planning Dept. Beverly L Darrow Trust
113 BROGNP1 89145

13831614033
DARROW REVOCABLE TRUST
DARROW GREGORY L TRS
312 ONYX CREST ST
LAS VEGAS NV 89145

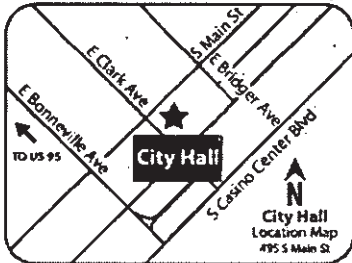
Case: MOD-63600

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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
16306210118
KERFOOT THOMAS P & MARY K
1440 COUNTRY HOLLOW DR
LAS VEGAS NV 89117-6604

71 BRDGNP1 89117

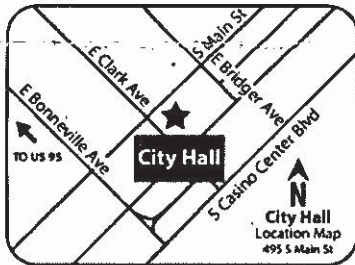


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☐ I SUPPORT
this Request

☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

92 BRDGNP1 91016

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13832819241 Case: MOD-63600
PARRY JOHN ANDREW II & LINDA L
242 N ENCINITAS AVE
MONROVIA CA 91016

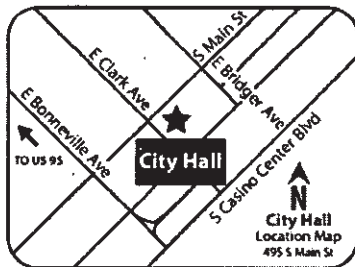


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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: MOD-63600
13831417026
MANINGO RITO & LUCITA FAMILY TR
MANINGO RITO B & LUCITA A TRS
901 SIR JAMES BRIDGE WY
LAS VEGAS NV 89145-8665

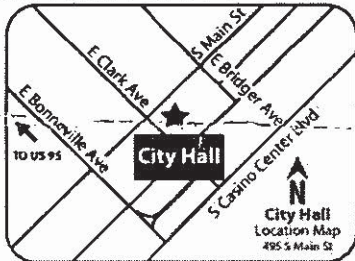


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this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

16306614051 Case: MOD-63600
HURST FAMILY TRUST
HURST STEPHEN H & GAYLE TRS
9409 DREW CT
LAS VEGAS NV 89117

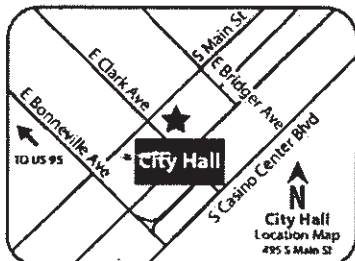
71 BRDGNP1 89117



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

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13831611001

Case: MOD-63600

ELVIN MATTHEW COLIN & CARRON
9437 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145

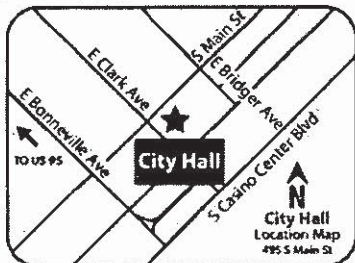
113 BRDGNP1 69145



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I SUPPORT
this Request



I OPPOSE
this Request

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13831420020 Case: MOD-63600
CASS-BOURGAULT FAMILY TRUST
CASS RICHARD TRS
9716 FOXTRAP AVE
LAS VEGAS NV 89145-8663

113 BRDGNP1 89145



31
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*I feel that a change in
developing a subdivision
and filling in the golf course
is going to take away the
natural beauty of the
whole subdivision.*

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

2 BRDGNP1 60444

Case: MOD-63600

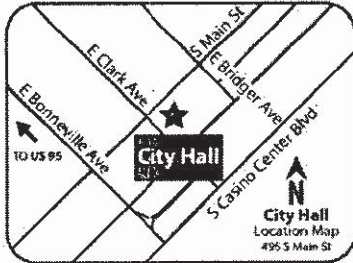
13831422001
BREISCH ROBERT W & PHYLLIS A
701 EAST ST
MASON IL 60444-6044

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☐

I SUPPORT
this Request

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I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

16306315027
VERCHICK GERALD & TAMILYN
9916 DUSTY WINDS AVE
LAS VEGAS NV 89117-5986

Case: MOD-63600

71 BRDGNP1 89117



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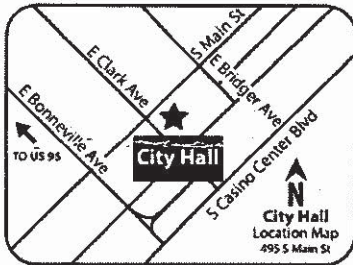
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 63115

I strongly oppose this proposal. This would severely affect the neighborhood in a negative way. It would cause over-development & crowding.

13831419006
TAWNEY KOMAL
9740 ROYAL LAMB DR
LAS VEGAS NV 89145-8661

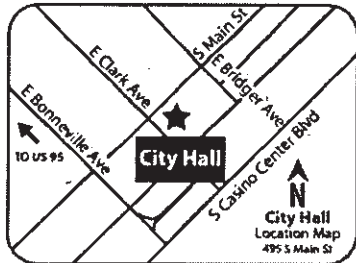
Case: MOD-63600

in our beautiful, spacious³¹ living area & destroy the²⁸ Badlands golf course. Existing home prices would drastically drop.

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☐

I SUPPORT
this Request

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I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13831613015
ARIAS HECTOR A & ROSA MARTHA
ARIAS ALEJANDRO
9412 QUEEN CHAROLETTE DR
LAS VEGAS NV 89145-8708

113 BRDGNP1 89145

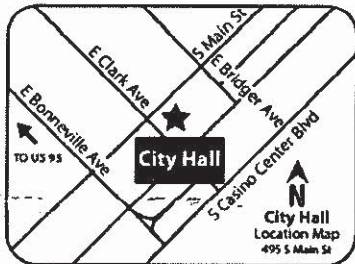


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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: MOD-63600
13831311006
WAGNER FAMILY TRUST
WAGNER ROGER PHILIP & CAROLYN GI
9720 WINTER PALACE DR
LAS VEGAS NV 89145

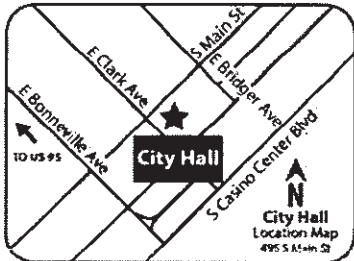
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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

- 6) What will happen to lakes on golf course - will they still provide irrigation for common areas?
- 7) Will Badlands Club House remain as a Community Club House? For the new tenants?

Barbara Chozahinoff

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13831416023 Case: MOD-63600
CHOZAHINOFF FAMILY TRUST
CHOZAHINOFF IGAL & BARBARA TRS
9605 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

113 BRDGNP1 89145

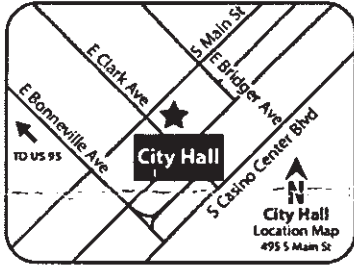


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☐ I SUPPORT
this Request

☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNP1 89117

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*The area is all over populated,
we need more outdoor Parks &
rec space and less homes
and shops M. Bump*

16305112034
BUMP MICHAEL D
1401 SUN COPPER DR
LAS VEGAS NV 89117-7021

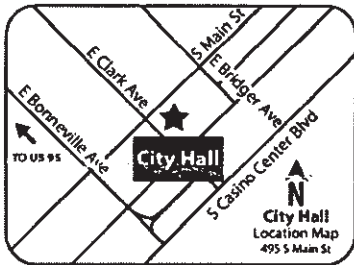
Case: MOD-63600

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89135

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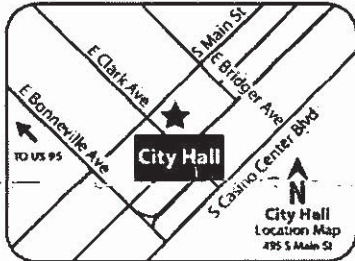
Case: MOD-63600
16412515016
LEDBETTER LAURA LEE
10210 WOOD WORK LN
LAS VEGAS NV 89135-2311



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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

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16305214026 Case: MOD-63600
BOBB LIVING TRUST
BOBBETT ROBERT L TRS
1540 ODETTE LN
LAS VEGAS NV 89117-1119

71 BRDGNP1 89117

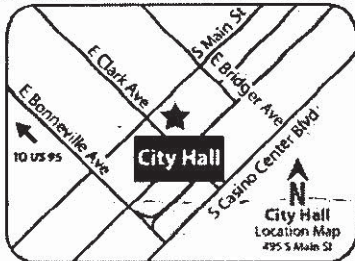


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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
16306320047
HERROD NANCY A REVOCABLE FAM TR
HERROD NANCY A TRS
2000 JASPER BLUFF ST #104
LAS VEGAS NV 89117-6936

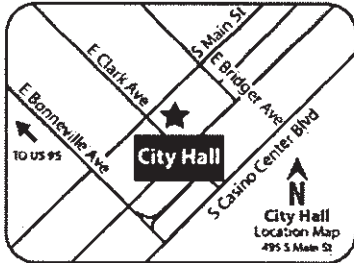
71 BRDGNP1 89117



31
RSP

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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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
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13831416008

Case: MOD-63600

HOLT FAMILY TRUST 2008
HOLT JAMES L & NANCY L TRS
9604 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

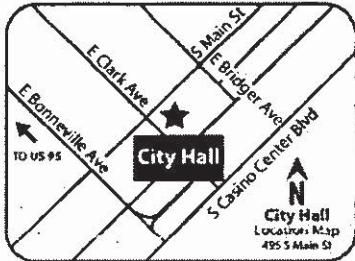
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DUPLICATE - Not Included in Count

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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I SUPPORT
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

16306216002 Case: MOD-63600
NUNEZ BOYZ FAMILY TRUST
NUNES PATRICK S TRS
313 19TH ST
HUNTINGTON BEACH CA 92648

BRDGNP1



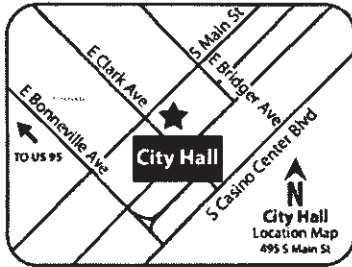
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City of Las Vegas
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

118 BRDGNP1 98052

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Dept. of Planning

Case: MOD-63600
16306320048
DORAN HEATHER A H
3000 W LAKE SAMMAMISH PKWY NE
REDMOND WA 98052

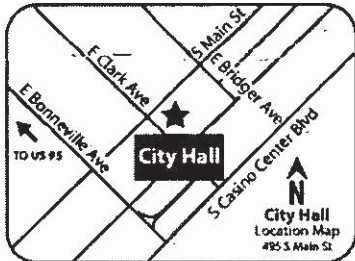


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☐

I SUPPORT
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this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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**City of Las Vegas
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13831311032
SMITH TRISTINE A & GERARD N
600 QUEENSRIDGE CT
LAS VEGAS NV 89145

Case: MOD-63600

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31
28 P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

74 BRDGNP1 84020

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Case: MOD-63600
13832213128
CLARK JOINT FAMILY TRUST
CLARK STEVEN D & DIANNE TRS
13568 S TUSCALEE WY
DRAPER UT 84020

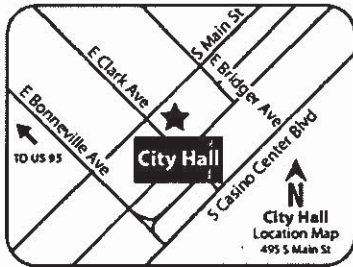


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Planning Commission Meeting of 4/12/2016

100 BRDGNP1 92656

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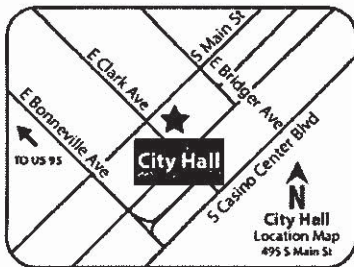
Case: MOD-63600
13831416009
SNYDER MATTHEW T & LYNDIA
10 ANACAPA LN
ALISO VIEJO CA 92656

31
28 P

City of Las Vegas
Department of Planning
Development Services Center
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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City of Las Vegas
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13831813005
PINION JOYCE
704 LACEY TREE ST
LAS VEGAS NV 89145-8647

Case: MOD-63600

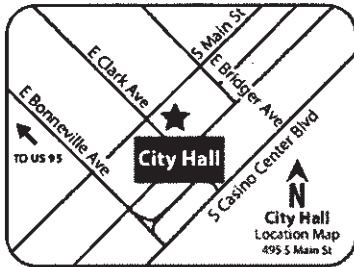


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26P

City of Las Vegas
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Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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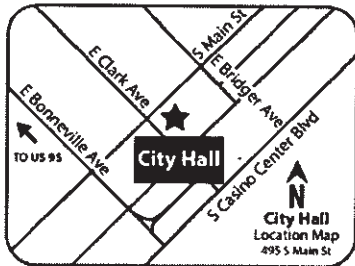
Case: MOD-63600
13831612003
YUAN YONG ZEN USA CORPORATION
9609 VERLAINE CT
LAS VEGAS NV 89145-8694



31
28 P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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*I oppose the lack of drainage
and traffic studies -
I oppose lack of long term
planning for the area -
I oppose lack of open air space
in the high density areas.*

13831814002 Case: MOD-63600
KANER STEVEN & DEBRA REV TR
KANER DEBRA R TRS
660 RAVEL CT
LAS VEGAS NV 89145-8628

31
28P

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Department of Planning
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

40 BRDGNP1 37027

16305315041
KUNKLE EDWARD L
125 GOVERNORS WY
BRENTWOOD TN 37027-8930

Case: MOD-63600

WHY GET RID OF GOLF COURSE & GREEN
SPACE TO BUILD MORE HOMES - MAKES
NO SENSE.

31
28P

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☐

I SUPPORT
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13831712002
TURNER INVESTMENTS LTD
9511 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8700

Case: MOD-63600

113 BRDGNP1 89145

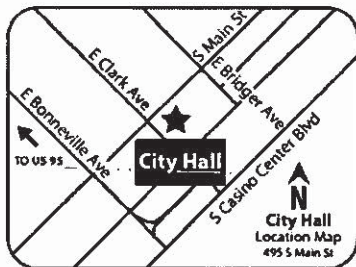


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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDQNP1 89145

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Case: MOD-63600
13831612015
CAHILL CHRISTOPHER TRUST
CAHILL CHRISTOPHER TRS
9417 VERLAINE CT
LAS VEGAS NV 89145-8690

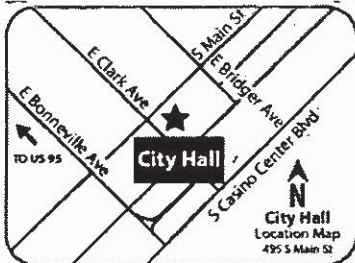


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I SUPPORT
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Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

13831417029
PUTZ MARIA LIVING TRUST
PUTZ MARIA TRS
913 SIR JAMES BRIDGE WY
LAS VEGAS NV 89145-8665

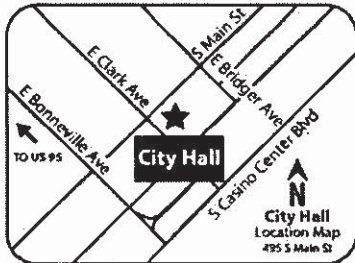
Case: MOD-63600

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City of Las Vegas
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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Case: MOD-63600
13831416034
MANRAY CAXTON J LIVING TRUST
MANRAY CAXTON J TRS
9633 GAVIN STONE AVE
LAS VEGAS NV 89145-8627

113 BRDGNP1 89145

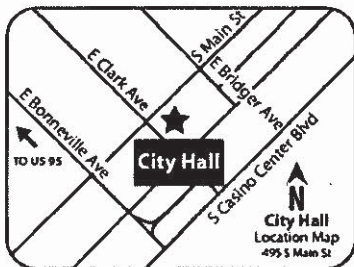


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNP1 69117

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**City of Las Vegas
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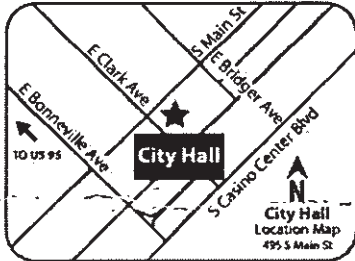
Case: MOD-63600
16306411009
SCHMIDT 2010 TRUST
SCHMIDT GARY R & LINDA S CO-TRS
9705 QUAIL SPRINGS CT
LAS VEGAS NV 89117-5956



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I SUPPORT
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I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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13831614026

Case: MOD-63600

SOBEK STUART TRUST
SOBEK STUART M TRS
9309 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145

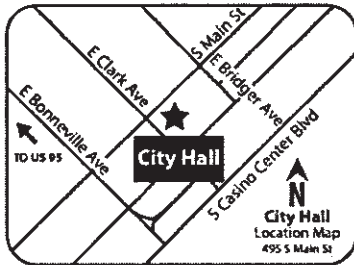


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Las Vegas, Nevada 89106

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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Case: MOD-63600
13831410023
KOERBER FAMILY TRUST
KOERBER KENNETH & JOSEPHINE TRS
941 GRANGER FARM WAY
LAS VEGAS NV 89145-8619

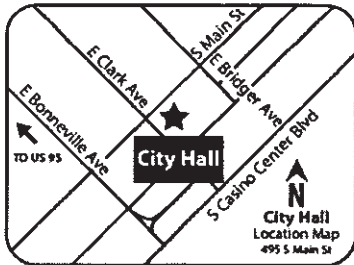


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNP1 89117

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City of Las Vegas
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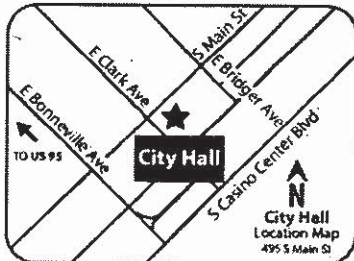
16307112025 Case: MOD-63600
C N B & L G B TRUST ETAL
GUIFFREDA-BAKER LINDA F TRS
2709 BEACHSIDE CT
LAS VEGAS NV 89117-0681

31
28P

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☐

I SUPPORT
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I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600

13831314014
LEE FAMILY TRUST
LEE DUNCAN R & IRENE TRS
9631 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8701

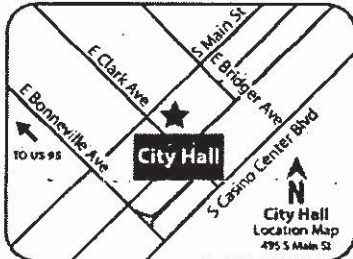
113 BRDGNP1 89145



31
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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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I SUPPORT
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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There IS CONSIDERABLY
MORE TRAFFIC
ON CHARLESTON
SINCE THE DOWNTOWN SUMMERLIN
SHOPPING CENTER WAS BUILT.
THIS WOULD MAKE THE TRAFFIC
MUCH WORSE

16306210073
WEISER MILTON & JUDITH
1613 CHAPARRAL SUMMIT DR
LAS VEGAS NV 89117-6642

Case: MOD-63600

71 BRDQNP1 89117

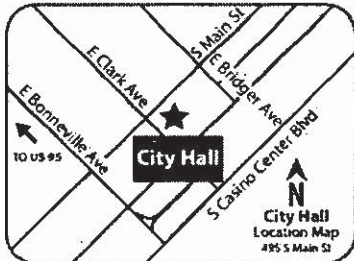


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MOD-63600 & DIR-63602 [PRJ-63491]

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Dept. of Planning**

13736812043 Case: MOD-63600
HARDER RICHARD H
909 MAJESTIC OAK ST
LAS VEGAS NV 89145-8820

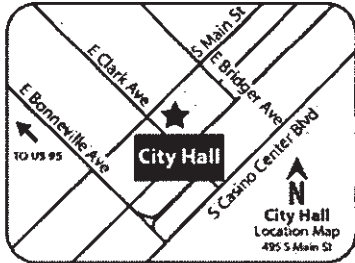
113 BRDGNP1 89145



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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

103 BRDGNP1 89134

*destroys ambience of area
increases traffic in
neighborhoods*

*unfair to people already
living in area who paid
luxury area prices for
their homes!*

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13832712012 Case: MOD-63600
RICE TIFFANY
RICE DAVID M & KAREN W FAMILY TR
1920 REDBIRD DR
LAS VEGAS NV 89134-6139



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

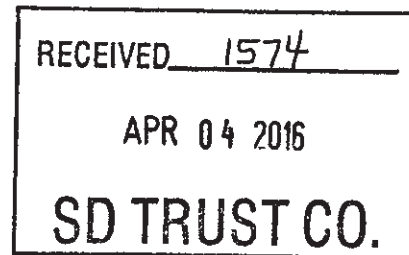
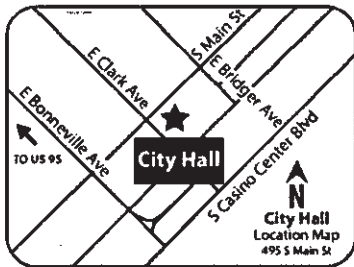
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

2 BRDGNP1 57104

Case: MOD-63600
13831413003
PAULOS 2008 IRREVOCABLE TRUST
201 S PHILLIPS AVE #200
SIOUX FALLS SD 57104-6449

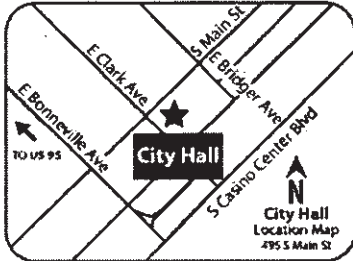


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13831214043
BLAKEY FAMILY PROPERTY TRUST
BLAKEY BRUCE H & CHERYL L TRS
P O BOX 7201
WOODINVILLE WA 98072-4001

118 BRDGNP1 98072

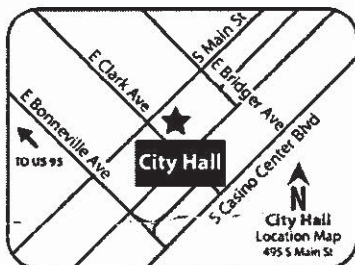


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Planning Commission Meeting of 4/12/2016

96 BRDGNP1 92508

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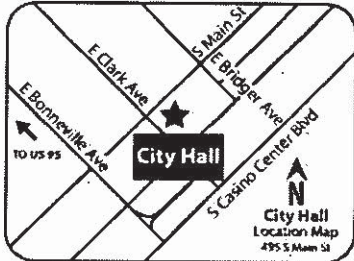
Case: MOD-63600
13831810026
BERLINER IRVING Y & R REV LIV TR
BERLINER IRVING Y & ROBIN P TRS
19189 MISSION GROVE PKWY S
RIVERSIDE CA 92508-6602



31
RSP

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☐ I SUPPORT
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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**City of Las Vegas
Dept. of Planning**

Case: MOD-63600
13831814005
BASINGER MICHAEL A LIVING TRUST
665 RAVEL CT
LAS VEGAS NV 89145-8628

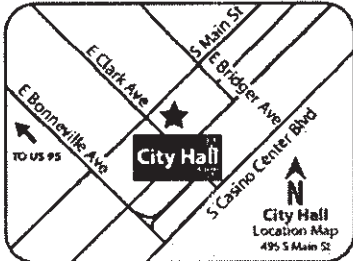
113 BRDGNP1 89145



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this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Margaret Cannon

16306210047

Case: MOD-63600

CAVNAR MARGARET LIVING TRUST
CAVNAR MARGARET MARY TRS
9736 DERBYHILL CIR
LAS VEGAS NV 89117-6681

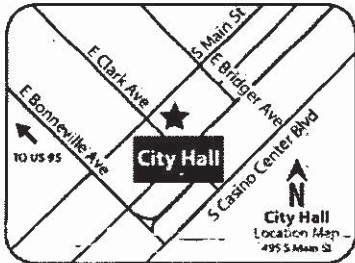
71 BRDGNP1 89117



31
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MOD-63600 & DIR-63602 [PRJ-63491]

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13832415026
OCONNOR MARK
9118 HADDINGTON LN
LAS VEGAS NV 89145

Case: MOD-63600

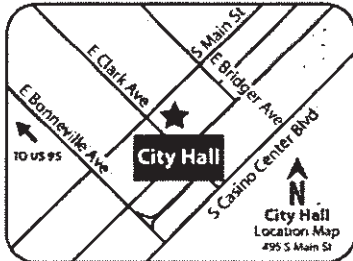
113 BRDGNP1 89145



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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89135



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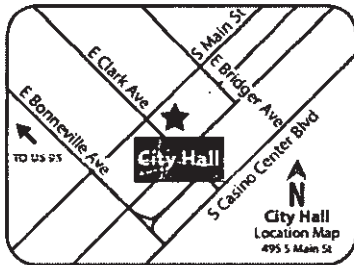
Case: MOD-63600
13831417006
DORIAN STEVEN
10300 CHARLESTON BLVD #13-249
LAS VEGAS NV 89135-1037

31
28P

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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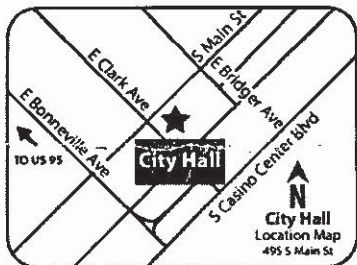
Case: MOD-63600
13832211005
SHERK MATTHEW D & SHELLEY T
9140 WORSLEY PARK PL
LAS VEGAS NV 89145-8711



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28P

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13832415085 Case: MOD-63600
CORR HOWARD A REVOCABLE TR
CORR HOWARD A TRS
993 COATBRIDGE ST
LAS VEGAS NV 89145-8526

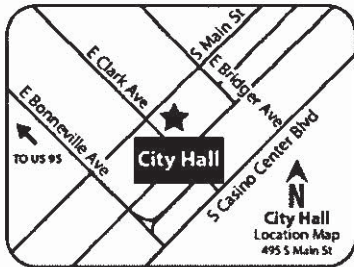


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNP1 89117

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Case: MOD-63600
16305210013
MAHER MICHAEL & BRENDA
9121 BLAZING FIRE CT
LAS VEGAS NV 89117-7038

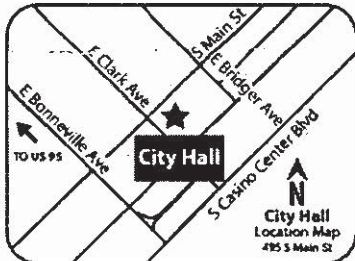


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QSP

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I SUPPORT
this Request



I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

16412515084
RASMUSSEN LISA A
10222 COUNTRY FLATS LN
LAS VEGAS NV 89135-2314

Case: MOD-63600

→ This is a terrible idea!!!
31
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113 BRDGNP1 89135



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Planning Commission Meeting of 4/12/2016

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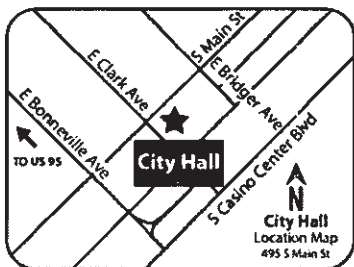
13831614005 Case: MOD-63600
EVANS BRUCE R & ANN L
308 ROUND STONE CT
LAS VEGAS NV 89145-8002



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Planning Commission Meeting of 4/12/2016

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*At this point more detailed
info is needed.*

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13831417024 Case: MOD-63600
MARKOW ALAN & LINDA FAMILY TRUST
MARKOW ALAN & LINDA TRS
809 SIR JAMES BRIDGE WY
LAS VEGAS NV 89145-8646



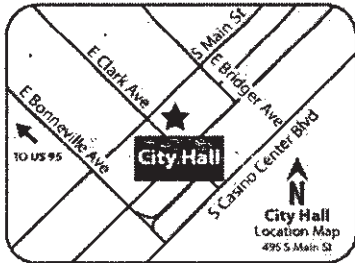
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DUPLICATE - Not Included in Count

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13831815009
HUMM TOM J & MARCY A
1016 SECRET GARDEN ST
LAS VEGAS NV 89145-8697

Case: MOD-63600

113 BRDGNP1 69145

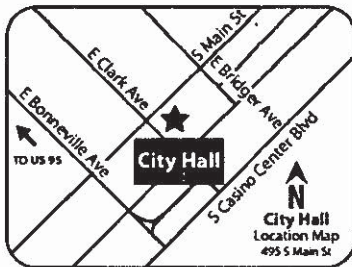


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**City of Las Vegas
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Case: MOD-63600
16306614040
REARDON FAMILY TRUST
REARDON GERALD V JR & ROBIN TRS
9404 DREW CT
LAS VEGAS NV 89117-7272

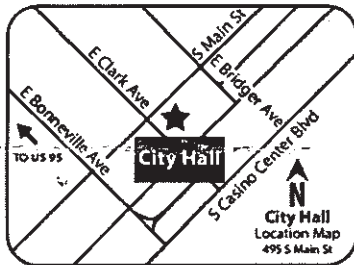


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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**City of Las Vegas
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13831812017
SIMBAL MITCHELL
900 PONT CHARTRAIN DR
LAS VEGAS NV 89145-8650

Case: MOD-63600



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Las Vegas, Nevada 89106

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89135

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Case: MOD-63600
16401818016
RIVELLO THOMAS & LAURA LEE
2230 RED BUD ST
LAS VEGAS NV 89135

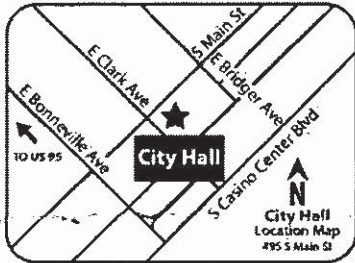


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

This is not what was approved previously

113 BRDGNP1 85145

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City of Las Vegas
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13832213091
KB & GWS III LLC
9101 ALTA DR #1205
LAS VEGAS NV 89145

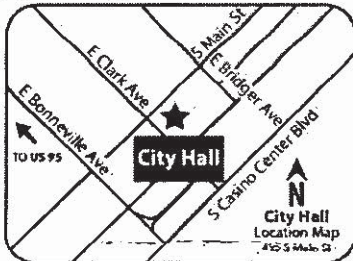
Case: MOD-63600

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

This is a horrible plan for the community

113 BRDGNP1 89145



13832213187
SMITH GEORGE WILLIAM III LIV TR
SMITH GEORGE WILLIAM III TRS
9103 ALTA DR #1106
LAS VEGAS NV 89145-8557

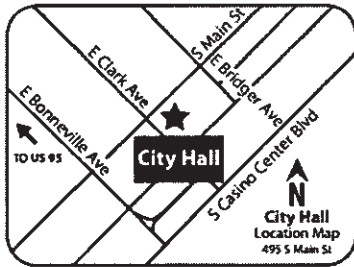
Case: MOD-63600

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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City of Las Vegas
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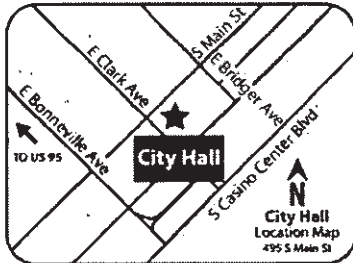
13832213057 Case: MOD-63600
MIHATA ROBERT B ETAL
MIHATA ROSE E TRS
9101 ALTA DR #704
LAS VEGAS NV 89145



31 p
28

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16305217005 Case: MOD-63600
BAKER MICHAEL F & BARBARA A
1428 CASTLE CREST DR
LAS VEGAS NV 89117-7004

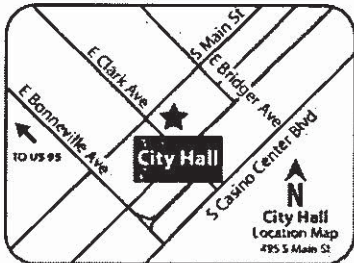
71 BRDGNP1 89117



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13831613001
LEFEVER FAMILY TRUST
LEFEVER MARK B & DONNA M
9433 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8707

Case: MOD-63600



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AS

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Planning Commission Meeting of 4/12/2016

Case: MOD-63600

13831613006
KUO TRUST ETAL
WANG GAIL TRS
9413 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8708

113 BRDGNP1 89145

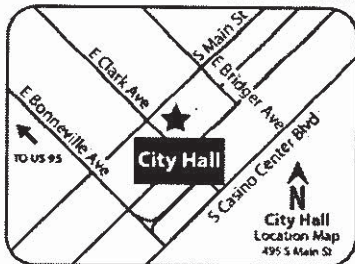


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13736615065
SCHONFELD FAMILY TRUST
520 S FORTH ST
LAS VEGAS NV 89101

43 BRDGNP1 89101

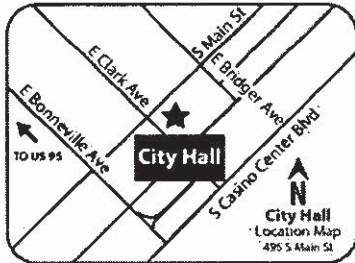


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Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13831611015
STACEY SANDRA L REVOCABLE TRUST
STACEY SANDRA LTRS
308 KINGSCLEAR CT
LAS VEGAS NV 89145-8669

113 BRDGNP1 89145

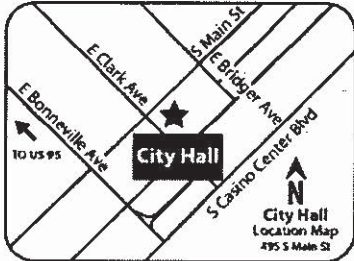


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Case: MOD-63600
13831215014
MARSHALL ROBERT E & CHARONE C
9744 VERLAINE CT
LAS VEGAS NV 89145-8695

113 BRDGNP1 89145

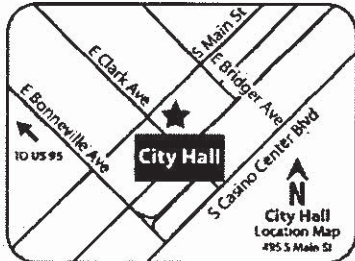


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Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13736711018
SULLIVAN JOHN M & DARYL M
604 VERDE VISTA PL
LAS VEGAS NV 89145

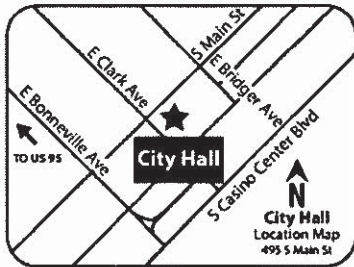
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Planning Commission Meeting of 4/12/2016

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Case: MOD-63600
13833323041
RAUKAR BERNICE Y & PAUL S
BERGER ROBERTA R
8416 WHITE EAGLE AVE #101
LAS VEGAS NV 89145-2407

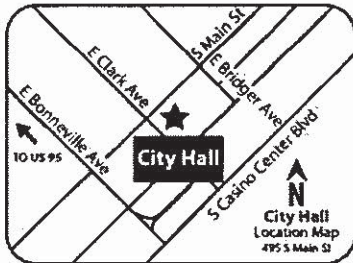


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13832611023 Case: MOD-63600
BENNEMAN JOSEPH J & D REV LIV TR
BENNEMAN JOSEPH J & DOLORES TRS
8641 CREST HILL AVE
LAS VEGAS NV 89145-4868

113 BRDQNP1 89145



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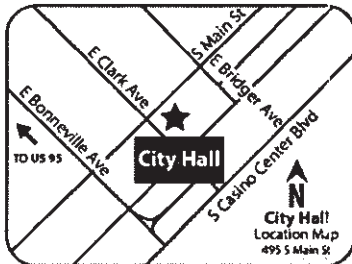
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: MOD-63600
13831613016
FRIEDMAN N & C TRUST
FRIEDMAN NEIL H & CATHERINE TRS
9416 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8707

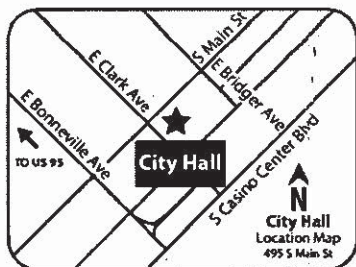


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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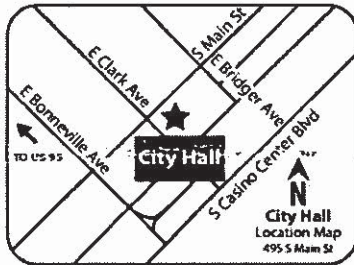
Case: MOD-63600
13831815014
TAXPAYER
9501 ROYAL LAMB DR
LAS VEGAS NV 89145-8698



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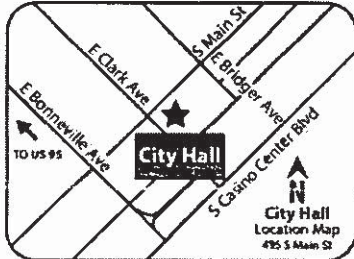
Case: MOD-63600
16305211011
LEHRER LIVING TRUST
LEHRER MARK S & ROLANDA G TRS
1537 SUN COPPER DR
LAS VEGAS NV 89117-7019



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280

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

The developer
has plenty of \$
to maintain
the golf course.
Ted Danz

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13831311005 Case: MOD-63600
DANZ FAMILY TRUST
DANZ TAD & BARBARA RENEE TRS
9716 WINTER PALACE DR
LAS VEGAS NV 89145

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113 BRDGNP1 89145



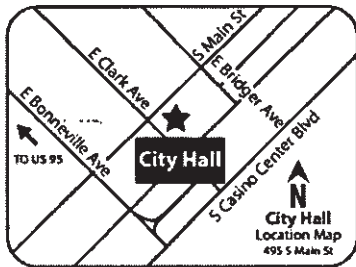
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NV 890
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Planning Commission Meeting of 4/12/2016

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13832213140
RED ARROW DR 2556 L L C
9811 W CHARLESTON #2-506
LAS VEGAS NV 89117-7519

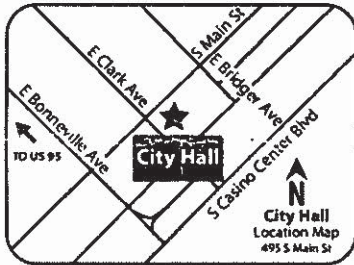
Case: MOD-63600



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Planning Commission Meeting of 4/12/2016

103 BRDQNP1 89144

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13736615050
SEROKA STEVEN G
WONG NANCY C
10100 STONY RIDGE DR
LAS VEGAS NV 89144-4344

Case: MOD-63600

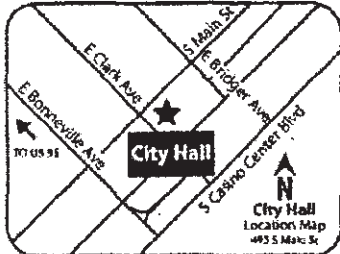


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Case: MOD-63600

13831615009
 FLEYSHER MARK
 9228 WORSLEY PARK PL
 LAS VEGAS NV 89145-8713

☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 APR04P1 03145

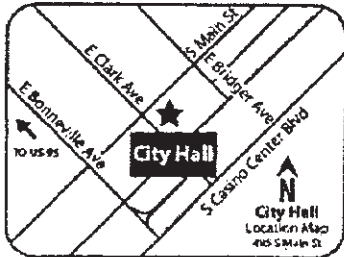


28 & 31 P

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

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☐

I SUPPORT
this Request

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I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13831812002
ELIADES ELENI H TRUST
ELIADES ELENI H TRS
9413 FONTAINBLEU DR
LAS VEGAS NV 89145

Case: MOD-63600

113 BROGNP1 89145



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702-838-4242

eleni eliaades

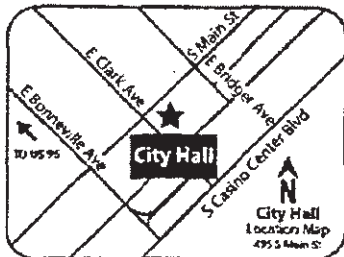
Apr 12 16 08:04p

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DUPLICATE - Not Included in Count

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

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I SUPPORT
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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Case: MOD-63600

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LAS VEGAS NV 89145

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Apr 12 16 08:01p

28 & 31 P

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

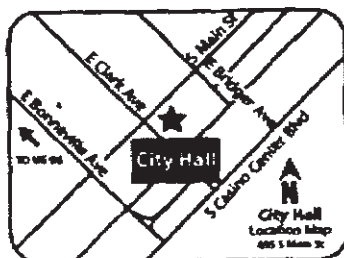
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I OPPOSE
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Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

*I oppose these changes
 especially to the
 area of the current
 Badlands Golf Course
 Jacqueline Parsavand*

13831413007 Case: MOD-63600
 PARSAVAND REZA & JACQUELINE
 9840 ROYAL LAMB
 LAS VEGAS NV 89145-8625

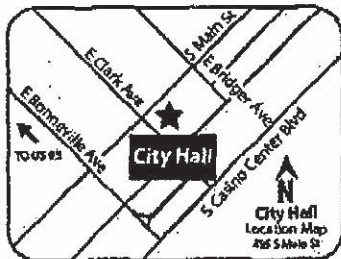


28 & 31 P

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

16306315012
CARRELL LOUISE R TRUST
CARRELL LOUISE R TRS
1904 PLACID RAVINE ST
LAS VEGAS NV 89117-5961

Case: MOD-63600

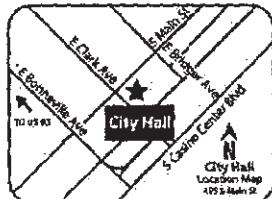
71 BRDQNP1 63117



28 & 31P

City of Las Vegas
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Development Services Center
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☐ I SUPPORT
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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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**City of Las Vegas
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16306315011
CARRELL LOUISE R
1904 PLACID RAVINE ST
LAS VEGAS NV 89117-5961

Case: MOD-63600

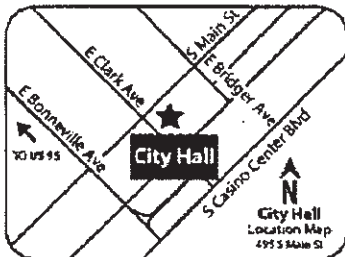
71 BRDGNP1 89117



28431P

DUPLICATE - Not Included in Count

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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APR 18 2016

**City of Las Vegas
Dept. of Planning**

13831417008 Case: MOD-63600
MACTAGGART TERESA L TRUST
MACTAGGART TERESA LYNN TRS
908 SIR JAMES BRIDGE WY
LAS VEGAS NV 89145-8665

113 BROGNPI 85145



p.1

702-838-1592

Terri MacTaggart

Apr 12 16 02:17p

28431 P

April 8, 2016

Gentlemen,

We strongly oppose the proposed development as shown on the attached notices. Our opposition is based on:

1. A major lawsuit has been filed against the developer / property owner and the City of Las Vegas. The lawsuit is certainly with merit, highlights shortcomings in the review process, and needs to be resolved before the Commission / Council takes any further action.
2. The proposed development anticipates adding 3,000 plus housing / rental units with a density of approximately 45 units to the acre. This is absolutely ridiculous. The density, and the related traffic issues would totally change the character of the immediate and surrounding areas. This is a change that could set a City wide precedent, and negatively change the character of Las Vegas development for years to come.
3. We believe the City needs to be very careful and cautious in their review of this project. The outcome of their decision will impact the lives of thousands of homeowners that have enjoyed a quality lifestyle. This is not a project that should be fast tracked. Every "I" should be dotted and every "T" should be crossed.
4. The proposed Development Agreement has a term of 30 years plus an option to extend for 5 years. Leaving an open ended Agreement that could stretch out for 35 years is not healthy for the surrounding area. Effectively, it puts a negative cloud over the surrounding properties.

Thank you for your consideration of our comments.

Terry and Cheryl Holden
9101 Alta Dr. #1602 and 9103 Alta Dr. #803
Las Vegas, NV 89145

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APR 12 2016
City of Las Vegas
Dept. of Planning

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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A Hatched

13832213170
T L H TRUST
C L H TRUST
9101 ALTA DR #1602
LAS VEGAS NV 89145

Case: MOD-63600

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145



20131P

Daniel E. Smith, SIOR

9101 Alta Dr. • Unit 105 T1
Las Vegas, Nevada 89145
Cell 816.223.8547
dsmith@bigindustrial.com

April 6, 2016

Department of Planning
Development Services Center
333 North Rancho Dr.
3rd Floor
Las Vegas, NV 89106

RECEIVED
APR 12 2016
City of Las Vegas
Dept. of Planning

Re: MOD-63600 Major Modification

Gentlemen:

I am writing to strongly object to the proposed MOD-63600 to convert this open space to high-density housing. Housing of any kind is an insult and economic hardship on everyone who invested in their homes, apartments and condominiums. They relied on the City to protect them and their investments against situations like this.

This property should remain open space under any scenario. What would be next? Is the City going to be selling parks and recreational areas and converting them to high-density housing as well?

These developers knew the risks when they made their investments. To change those now is not only unfair, but sets a very bad precedence for the City of Las Vegas and the Summerlin area.

Please call with any questions.

Sincerely,



DANIEL E. SMITH, SIOR

PS: Likewise, if DIR-63602 relates to the conversion of this open space to any development, I strongly object as well.

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. 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.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

58 BRDGNP1 66208

13832213018
SMITH DANIEL E & PENELOPE-ANNE
3500 W 75TH ST #200
PRAIRIE VILLAGE KS 66208

9101 Alta Dr #105
Las Vegas NV 89145



20131P

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APR 13 2016

City of Las Vegas
Dept. of Planning

MOD-63600 and Dir-63602

1. How can the Planning Commission consider this request when the City of Las Vegas is a defendant in a District Court lawsuit which challenges the very integrity of the entire planning process. The lawsuit alleges that the Planning Commission staff and specifically it's Director, Thomas A. Perrigo, cooperated with the Developer to circumvent legal requirements and complied with the Developer to deprive area homeowners of their legal rights to be heard. These are very serious charges being made against the City. This lawsuit needs to be resolved before the Planning Commission considers this matter.
2. The Developer must not be allowed to shift all the density of 3,000 rental units to the South corner of the property. Any approved Development Plan should require that the density cannot exceed 7.49 units per acre throughout the property.
3. The Developer has prepared a proposed Development Agreement to be executed with the City. When executed, the City will give all rights to the Developers to do whatever they want with this property including selling it off in whole or in part to other Developers, all at the expense of surrounding homeowners. For example, Section 3.01 (f) gives the Developer the right to construct twenty-four (24) hours per day to allow for expedited construction! In our view, this perfectly illustrates the lack of regard that the Developer and the City have for the neighborhood when this Agreement is signed.

Steve and Jan Shaw
9101 Alta Drive #1406
Las Vegas, NV. 89145

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. 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.

MOD-63600 & DIR-63602 [PRJ-63491]

13832213004

Case: MOD-63600

SHAW STEVEN L & JAN M FAMILY TRU
SHAW STEVEN L & JAN M TRS
9101 ALTA DR #1406
LAS VEGAS NV 89145

20431 P

MOD-63600 and Dir-63602

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APR 13 2016

City of Las Vegas
Dept. of Planning

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Las Vegas, NV. 89145

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

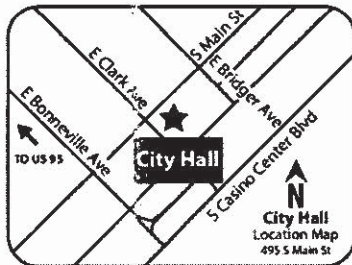
MOD-63600 & DIR-63602 [PRJ-63491]

Case: MOD-63600
13832213100
SHAW STEVEN L & JAN M FAMILY TR
SHAW STEVEN L & JAN M CO-TRS
9101 W ALTA DR #1406
LAS VEGAS NV 89145-8542

20131P

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

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☒ I SUPPORT
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNP1 89117

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**City of Las Vegas
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16306414010 : Case: MOD-63600
CARUBBA KIYOKO LIVING TRUST
CARUBBA KIYOKO TRS
2324 DIAMONDBACK DR
LAS VEGAS NV 89117-5937

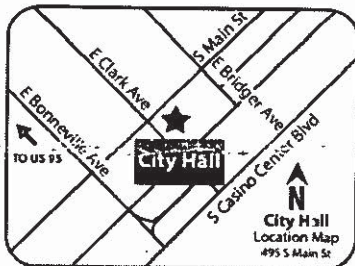


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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
13831311012
TUCKER REVOCABLE TRUST
TUCKER JAMES R & MICHELLE R TRS
9816 WINTER PALACE DR
LAS VEGAS NV 89145-8638



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

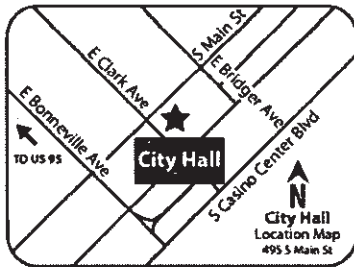
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I SUPPORT
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

12 BRDGNP1 10021

Case: MOD-63600
13833226062
I R A SERVICES TRUST CO
%P SCHONBERGER
330 E 70TH ST #5C
NEW YORK NY 10021

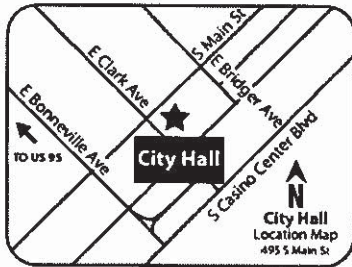


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City of Las Vegas
Department of Planning
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Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89135

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APR 13 2016

**City of Las Vegas
Dept. of Planning**

Case: MOD-63600
16401818006
ZHANG JASMINE JUAN
2180 COOKMAN LN
LAS VEGAS NV 89135-1129

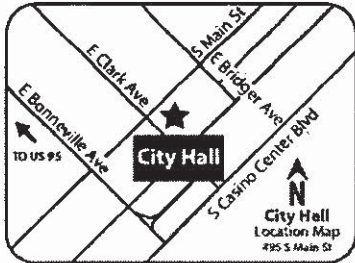


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City of Las Vegas
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600

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1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

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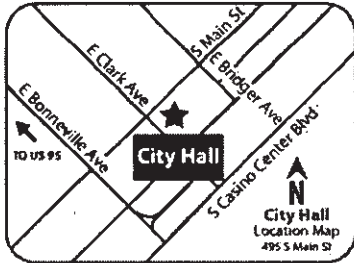


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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LAS VEGAS NV 89117

Case: MOD-63600

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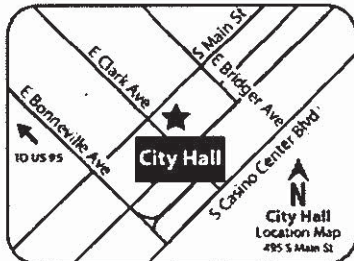


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City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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I SUPPORT
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13832213017
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LAS VEGAS NV 89117

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 BRDGNF1 89117

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City of Las Vegas
Dept. of Planning

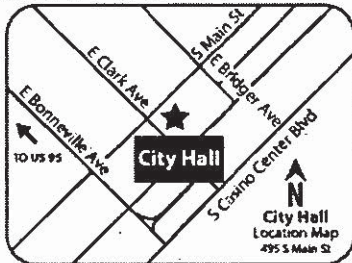
13832213194 Case: MOD-63600
Q TOWERS F12 L.L.C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

16306417076 Case: MOD-63600
PRIVITERA R & T FAM TR AGMT
120 SE LEGACY POINTE BLVD
WAUKEE IA 50263-8221

2 BRDGNP1 50263

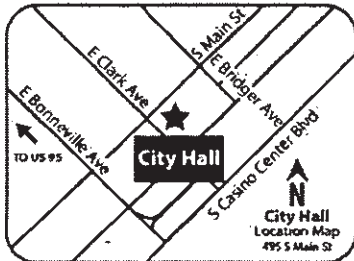


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600

16306112008
MAZZOCHI GARY
9816 VIA DELORES AVE
LAS VEGAS NV 89117-7503

71 861074730389



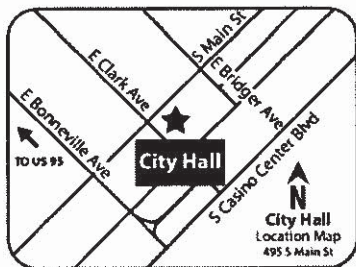
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13832213044
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1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

Case: MOD-63600

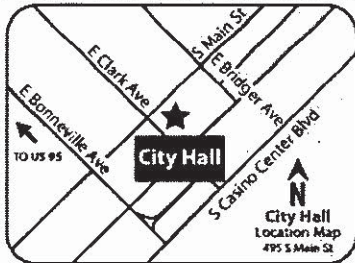


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13832213135
QTT 1 206 L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

Case: MOD-63600

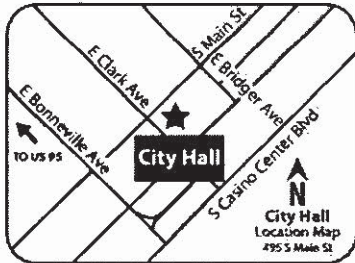
71 BRDQNP1 89117



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13832723001

Case: MOD-63600

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1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

71 BRDGNP1 89117

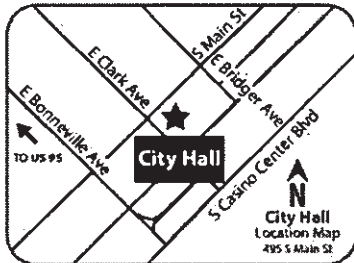


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13831710004
LOWIE YOHAN & MERAV NV RES TR
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

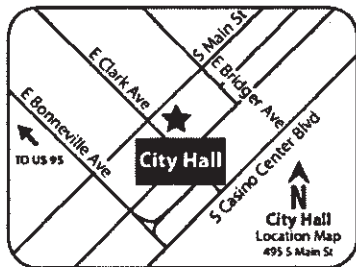
71 BROGNF1 89117

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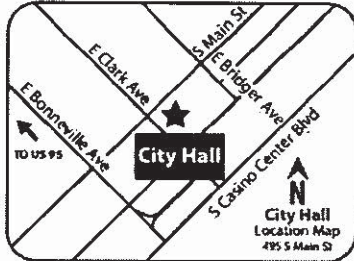
Case: MOD-63600
13831702002
180 LAND CO L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117



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13831710009
DEHART P V FAMILY L P
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

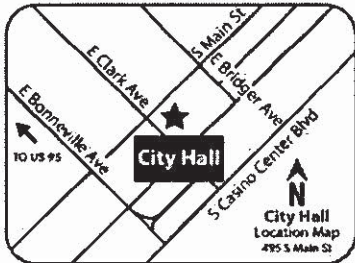
Case: MOD-63600

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13831416026 Case: MOD-63600
LOWIE YOHAN & MERAV
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LAS VEGAS NV 89117

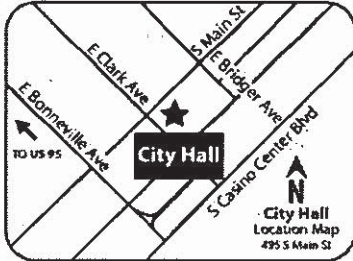
71 BRDGNP1 89117



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13831710005

Case: MOD-63600

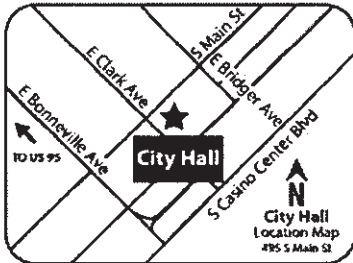
Y M LOWIE FAMILY L P
1215 S FORT APACHE RD #120
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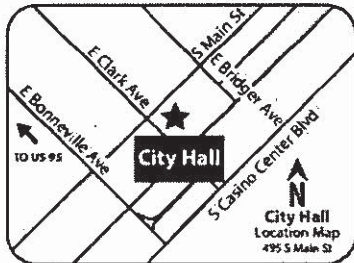
16306214016 Case: MOD-63600
P V D GRAND PALACE FAMILY L P
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13832614015 Case: MOD-63600
TECEDA TRUST
DANTE TERRENCE S & CELINE T TRS
8621 STONE HARBOR AVE
LAS VEGAS NV 89145-5713

113 BRDGNP1 89145

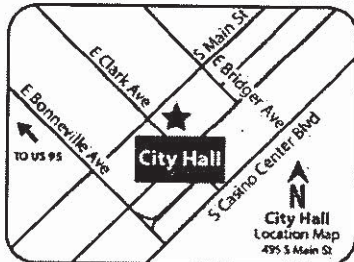


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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13831612019 Case: MOD-63600
DEHART PAUL B & VICKIE NV RES TR
DEHART PAUL B & VICKIE L TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

71 BRDQNP1 89117

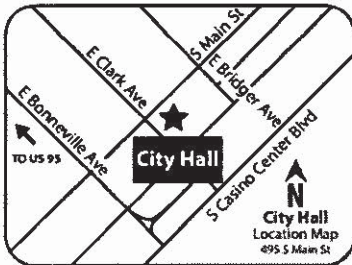


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DEHART PAUL B & VICKIE NV RES TR
DEHART PAUL B & VICKIE TRS
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LAS VEGAS NV 89117

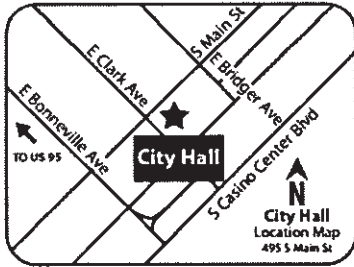


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Case: MOD-63600
13831812032
LOTTICE PAUL LIVING TRUST
LOTTICE CAROL LIVING TRUST
9324 FOUNTAINBLEU DR
LAS VEGAS NV 89145-8653

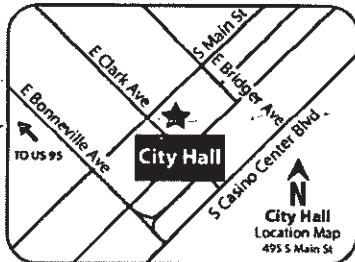


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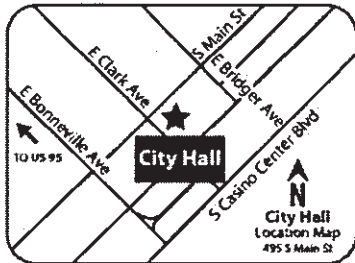
13831416007 Case: MOD-63600
BASS PATRICE A DECLARATION TRUST
BASS PATRICE A TRS
9600 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

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13832301005 Case: MOD-63600
SEVENTY ACRES L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

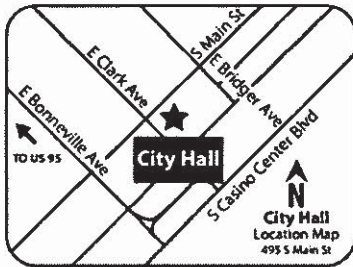
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13832415066
THROWER LINDA M
976 PAISLEY ST
LAS VEGAS NV 89145

Case: MOD-63600

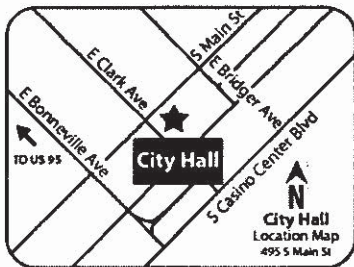


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Case: MOD-63600
13831421006
STRUMWASSER KURT & SUE
9525 ROYAL LAMB DR
LAS VEGAS NV 89145-8699



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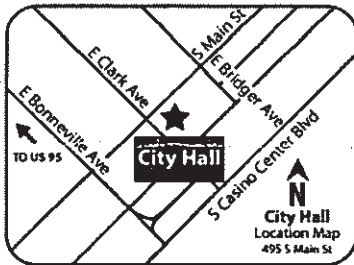
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: MOD-63600
13831415005
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