

Gaby Portillo

Subject:

FW: 02.15.17 CC - LATE ITEM

From: Camille Leavitt [<mailto:camilleleavitt@aol.com>]

Sent: Tuesday, February 14, 2017 9:50 AM

To: Nora Lares

Cc: Bob Beers; Vicky Skilbred; Carolyn G. Goodman; Bob Coffin; Lois Tarkanian; Steven Ross; Ricki Y. Barlow; Stavros Anthony; Cheryl Russo

Subject: Opposition to February 14, 2017 Planning Commission Agenda Items #21, 22, 23, & 24 by 180 Land Company, LLC & to February 15, 2017 City Council Agenda Items #100, 101, & 102 by Seventy Acres, LLC

Protest

Dear Mayor and City Council Members & Planning Commission Members:

We are hereby requesting that you please enter our OPPOSITION to the above items into the Planning Commission record at the February 14, 2017 meeting. And into the City Council record at the February 15, 2017 meeting.

We are OPPOSED to the development of the Badlands Golf Course property located in the Queensridge gated community, which is located within the borders of Rampart Boulevard, Alta Drive, Hualapai Road, and West Charleston Boulevard. This increased density will have a major impact on our property values.

While we agree that Mr. Lowie of EHB Company plans to build on this property, we respectfully ask that you require the following, in consideration of the residents/taxpayers who have enjoyed a quiet, peaceful, open environment:

1. Require that EHB provide the City with a new Development Agreement, showing the whole plan for the Badlands property. We DO NOT want EHB to now piecemeal their applications to the City. This will create high density neighborhoods within the Queensridge development. While most of their report refers to 61 homes, the General Plan Amendment allows for over 900 homes. That constitutes a major project and should be treated like one, with a Development Agreement.
2. Require EHB to create "green space" for small parks and walking trails, as they had proposed in their first Development Agreement.
3. Require EHB to provide land nearby for a school. This new development will cause overcrowding in the schools presently in the area.
4. Please have EHB address the vacant land north of Orient Express, which is intended for drainage. If you allow homes to be constructed in that area, where will the flood water that is currently handled in that area go? Who is responsible if the homes become flooded? Or worse scenario, if someone is hurt due to allowing this drainage area to be filled with homes?

Mr. Lowie and his staff have held several neighborhood meetings with the residents that have produced no compromise whatsoever. They are simply going through the motions, and are not listening to the neighbors, nor our attorney, nor do they care about our quality of life. The format of their meetings gives off a "divide and conquer" attitude to the neighbors. They put up maps that tell us nothing, and speak to residents individually instead of having an open meeting where everyone in

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attendance can hear what information they administer and what questions are asked. This has proved unproductive.

At this point, they are angry with the residents for their loss in their previous round before the Planning Commission and the City Council. One EHB staff member arrogantly stated to me, at the meeting before last, that since we protested their first proposal, they will now apply for more density.

Your time and consideration on this very important matter is greatly appreciated.

Sincerely,

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