

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcrlaw.com
702.792.7050

December 5, 2018

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2018 DEC -5 P 12:01

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 550
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.792.7161RENO OFFICE
60 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.652.3900
Fax: 775.327.2011CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.854.8300
Fax: 775.682.0257Via Fax: (702) 382-4803Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: Request for 60 Day Hold
City of Las Vegas Planning Commission, December 11, 2018
Beazer Homes – ZON-74853; VAR-74854; VAC-74929 & TMP-74856

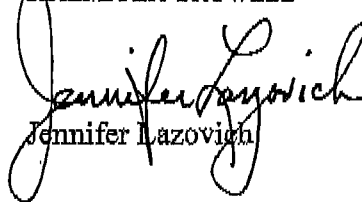
Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be held from its presently scheduled hearing date of **December 11, 2018** until the City of Las Vegas Planning Commission hearing of **February 12, 2019**.

Thank you again for your kind consideration and please contact our office if you have any questions.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JL/sfm

cc: Jeff Lesnick

Submitted after Final Agenda

Items 35-38

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

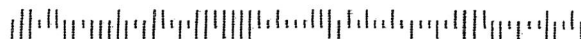
Please use available blank space on card for your comments.

ZON-74853 and VAR-74854 [PRJ-74709]

Planning Commission Meeting of **12/11/2018**

Case: ZON-74853 AND VAR-74854
12524810015
MARA ROBERT A & MITSUE
6485 GAZANIA ST
LAS VEGAS NV 89131-2770

125 JRFNFI 65131



Submitted after final agenda

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36P

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I SUPPORT
this Request



I OPPOSE
this Request

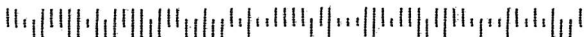
Please use available blank space on card for your comments.

ZON-74853 and VAR-74854 [PRJ-74709]

Planning Commission Meeting of **12/11/2018**

Case: ZON-74853 AND VAR-74854
12524801002
WITHAM DAVID E & CONNIE
5317 ROME BLVD
LAS VEGAS NV 89131-2717

125 JRDENP1 89131



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

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I SUPPORT
this Request



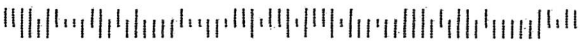
I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-74853 and VAR-74854 [PRJ-74709]
Planning Commission Meeting of 12/11/2018

Case: ZON-74853 AND VAR-74854
12524810020
COMENDADOR FAMILY TRUST
COMENDADOR VICENTE & LILIA TRS
6500 GAZANIA ST
LAS VEGAS NV 89131-2770

125 JRFNFI 65131



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City of Las Vegas
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Las Vegas, Nevada 89106

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this Request



I OPPOSE
this Request

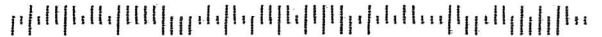
Please use available blank space on card for your comments.

ZON-74853 and VAR-74854 [PRJ-74709]

Planning Commission Meeting of **12/11/2018**

Case: ZON-74853 AND VAR-74854
12524810014
SEIBERT WALTER W & LAEL K FAM TR
6489 GAZANIA ST
LAS VEGAS NV 89131-2770

123 JRDENP1 05131



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Planning Application Comments Form

noreply@formstack.com

Mon 12/3/2018 6:28 PM

To: Planning Comments <planningcomments@LasVegasNevada.GOV>;

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City of Las Vegas

Formstack Logo

Formstack Submission For:
PlanningApplicationComments2018
Submitted at 12/03/18 10:28 AM

Meeting Date:	Tuesday, December 11, 2018
Project Number:	PRJ-74709
Position:	I OPPOSE the project and all related applications.
Name:	Michael McInerney
Residential or Business Address:	5200 Hackberry Hill Las Vegas, NV 89131
Phone:	(702) 348-8424
Email:	mmcinerney@yesco.com
Comments:	Regardless of home sizes, traffic congestion should be considered. In addition, street parking in this proposed

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City of Las Vegas

development, will add many additional vehicles to the home to vehicle ratio that has not been factored in. Having only one way to access this area for residential homes is not optimum. Through traffic on Rome blvd. has steadily increased since the opening of the Bradley road overpass. Vehicles short cutting through the Meister Park communities is also on the rise. There are no nearby communities that are of this size , and adjusting lot size for commerce should not be part of a plan supported by the City of Las Vegas now. Like size and type of homes, with similar parking restrictions would reduce some of the increase in congestion, as well as reduce maintenance cost burdens to the city, (not to mention all other supporting costs the city of Las Vegas will have to incur). Estimates on home values (good or bad) are not as relevant as quality of community. The endangered burrow owls on this parcel, should not be harmed.

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Formstack Submission For:
PlanningApplicationComments2018
Submitted at 12/03/18 3:47 PM

Meeting Date:	Tuesday, December 11, 2018
Project Number:	VAR-74854
Position:	I OPPOSE the project and all related applications.
Name:	Thaibarus LLC
Residential or Business Address:	2409 W Old Yankton Rd Sioux Falls, SD 57108

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To: Planning Comments <planningcomments@LasVegasNevada.GOV>;

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Formstack Submission For:
PlanningApplicationComments2018
Submitted at 12/03/18 3:47 PM

Meeting Date:	Tuesday, December 11, 2018
Project Number:	ZON-74853
Position:	I OPPOSE the project and all related applications.
Name:	Thaibarus LLC
Residential or Business Address:	2409 W Old Yankton Rd Sioux Falls, SD 57108

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Formstack Submission For:
PlanningApplicationComments2018
Submitted at 12/03/18 3:46 PM

Meeting Date:	Tuesday, December 11, 2018
Project Number:	PRJ-74709
Position:	I OPPOSE the project and all related applications.
Name:	Thaibarus LLC
Residential or Business Address:	2409 W Old Yankton Rd Sioux Falls, SD 57108

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Formstack Submission For:
PlanningApplicationComments2018
Submitted at 12/04/18 11:13 AM

Meeting Date:	Tuesday, December 11, 2018
Project Number:	74709
Position:	I OPPOSE the project and all related applications.
Name:	Amanda Plehn
Residential or Business Address:	6541 Helen Ave Las Vegas, NV 89131
Phone:	(702) 245-2503
Email:	aplehn@me.com

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Planning Application Comments Form

Tue 12/4/2018 2:58 PM

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City of Las Vegas

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Formstack Submission For:
PlanningApplicationComments2018
Submitted at 12/04/18 6:58 AM

Meeting Date:	Tuesday, December 11, 2018
Project Number:	74709
Position:	I support the project but OPPOSE a related application.
Planning Application Number(s):	zon74853,var74854,vac74929
Name:	James Chadbourne
Residential or Business Address:	5404 Mesquite Meadow Ct Las Vegas, NV 89131
Phone:	(702) 982-3635
Email:	chaddy25@me.com
Comments:	

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All homes should be single story to conform
with area

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Formstack Submission For:
PlanningApplicationComments2018
Submitted at 12/03/18 4:50 PM

Meeting
Date: Tuesday, December 11, 2018

Project
Number: 74709

Position: I support the project but OPPOSE a related application.

Planning
Application
Number(s): TMP-74656

Name: MICHAEL WATERS

Residential
or Business
Address: 6484 Lantana Falls Ct.
Las Vegas,, NV 89131

Phone: (702) 395-5752

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Email: onemarine34@gmail.com

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Comments:

My home backs up to this new proposed subdivision. What has been proposed to us is a tentative map that shows 10,000 sq.ft. lots that will back up to those of us whose homes adjoin this project. We verbally have been told that on these 10,000 sq ft lots they will build only single story homes at our request. However, there is nothing in writing except at two meetings with Beazer Representatives who twice assured us that this will be included in their tentative map. They have also told us that they would build 8 ft wall to the back of this property. Based on this many homeowners as I do not oppose this project. Ideally, this property should be built with all single story homes to somewhat be like the communities that are adjoining and those across the street on Bradley Road. This property is no different than Meisterpark North Phase 3 which has large single story homes with only one entrance into the property coming off Turkey Lane. These homes also back up to hyw 215 and the power lines just as this proposed project and all homes sold quickly as zoned. I oppose this project if Beazer homes fail to live up to their verbal promises. I hope these promises can be made a requirement prior to Beazer Homes receives the Planning Commissions approval.
Michael F. Waters Homeowner

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