

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: FEBRUARY 18, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**NOT TO BE HEARD BEFORE 4:30 PM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack). The Planning Commission (3-0-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL. (NOTE: The portion of the original application fronting on Rancho Drive is no longer a part of this application)

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

|     |
|-----|
| 96  |
| 357 |

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

|   |
|---|
| 0 |
| 0 |

**RECOMMENDATION:**

The Planning Commission (3-0-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted at Council meeting - Written statement by Todd Donnally, annotated map by Councilman Mack, water diagram by Orvie Dahl, protest petition with 357 signatures submitted by Karen Dyka and a map reflecting protest petition signators by Attorney Tom Amick filed under Item 137
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 53

**MOTION:**

**MACK - APPROVED - Motion carried with MONCRIEF voting NO and GOODMAN excused**

NOTE: COUNCILWOMAN McDONALD disclosed that the applicant identified as the Santa Fe Hotel pertains to the previous interest held by the Lowden Family and not the current owners of Station Casinos for whom she is an outside director. Therefore, there is no material impact on the Santa Fe Hotel or the property on which it sits.

**MINUTES:**

MAYOR PRO TEM REESE declared the Public Hearing open for Item 137 [GPA-3484], Item 138 [ZON-3486] and 139 [SDR-3490].

CITY COUNCIL MEETING OF FEBRUARY 18, 2004  
Planning and Development Department  
Item 137 – GPA-3484

**MINUTES – Continued:**

NOTE: A Combined Verbatim Transcript of Item 137 [GPA-3484], Item 138 [ZON-3486] and 139 [SDR-3490] is made a part of the Final Minutes under Item 137 [GPA-3484].

**APPEARANCES:**

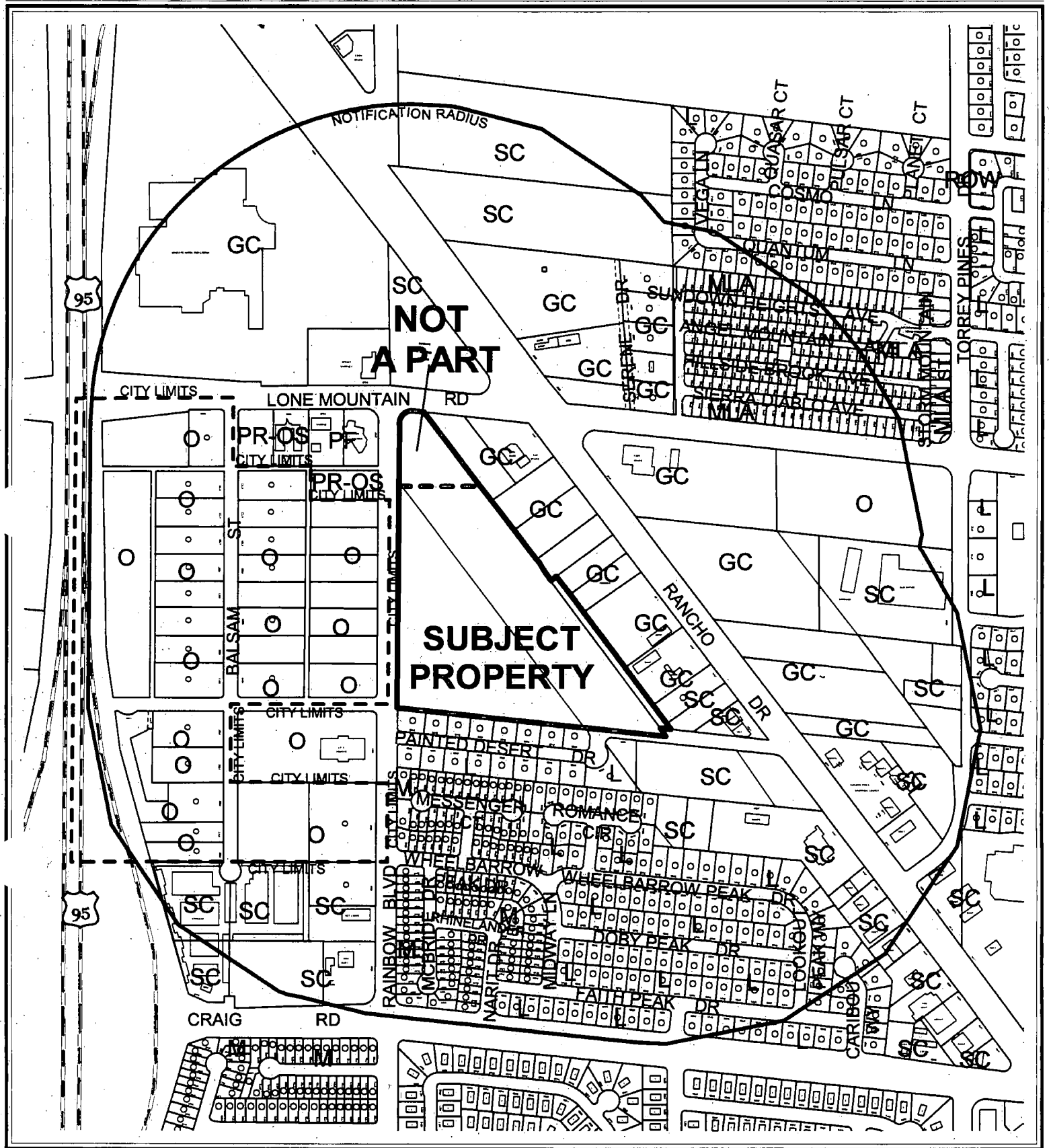
GARY REESE, Mayor Pro Tem  
MICHAEL MACK, Councilman  
LYNETTE BOGGS McDONALD, Councilwoman  
TOM AMICK, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway  
JACKIE REELEY, 4722 Balsam Street  
FIRST UNIDENTIFIED MALE  
TODD DONNELLY, 6644 Painted Desert Drive  
JOHN WAUCHEK, 6237 Sierra Pines Court  
CHRISTOPHER SMITH, 6441 Doby Peak Drive  
ORVIE DAHL, 6204 Sierra Pines Court  
OSCAR GOODMAN, Mayor  
KAREN DYKA, 6501 Wheelbarrow Peak Drive  
LARRY VOSS, 6641 Painted Desert Drive  
JACK MOBLEY, 6637 Painted Desert Drive  
ROBERT EAGLE, 4686 Balsam Street  
STEVEN "CAPTAIN TRUTH" DEMPSEY  
TOM McGOWAN, a Las Vegas resident  
SECOND UNIDENTIFIED MALE  
THIRD UNIDENTIFIED MALE  
TODD FARLOW, 240 N. 19<sup>th</sup> Street  
FOURTH UNIDENTIFIED MALE  
BRYAN SCOTT, Deputy City Attorney  
ROBERT GENZER, Director of Planning and Development Department  
ALLEN MOLASKY, 1117 Trophy Hills Drive  
FIRST UNIDENTIFIED FEMALE  
FIFTH UNIDENTIFIED MALE  
SECOND UNIDENTIFIED FEMALE  
BART ANDERSON, Public Works

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 137 [GPA-3484], Item 138 [ZON-3486] and 139 [SDR-3490].

NOTE: All discussion for Item 137 [GPA-3484], Item 138 [ZON-3486] and 139 [SDR-3490] was held under Item 137 [GPA-3484].

(5:02 – 6:03)

5-1713/6-1



**CASE: GPA-3484**

**RADIUS: 1320 FT**

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)**

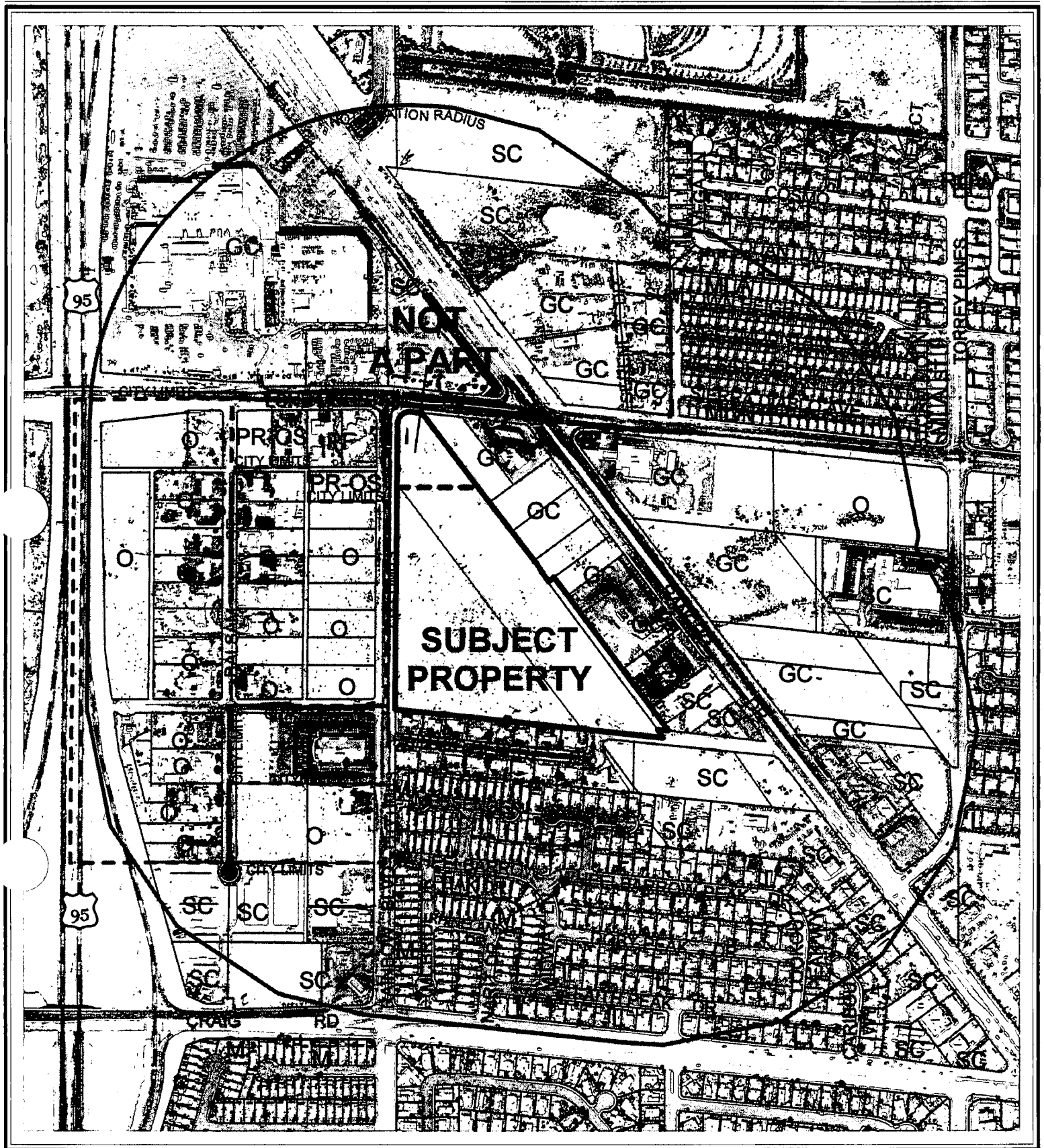
**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**  
**M (MEDIUM DENSITY RESIDENTIAL)**

0 300 600 Feet



137





CASE: **GPA-3484**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:  
M (MEDIUM DENSITY RESIDENTIAL)

0 300 600 Feet





*City of Las Vegas*

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF  
SANTA FE HOTEL, INC.**

---

**\*\* CONDITIONS \*\***

The Planning Commission (3-0-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This application seeks to change the General Plan land use designation of the subject property located adjacent to the southeast corner of Lone Mountain Road and Rainbow Boulevard from SC (Service Commercial) to M (Medium Density Residential). Related requests for rezoning (ZON-3486) and Site Development Plan Review (SDR-3490) have also been submitted.

The applicant has justified the request stating that a multi-family project would be more appropriate on this site than a commercial development that would be allowed under the current general plan designation.

**BACKGROUND DATA:**

- |          |                                                                                                                                                                                                                                                                                      |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for General Commercial and Medium Density Residential land uses with a maximum density of twenty dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Map designated this site as GC (General Commercial) and M (Medium Density Residential).                                                                                    |
| 04/27/98 | The City Council accepted the applicant's request to withdraw GPA-0002-98, a request from SC (Service Commercial) to M (Medium Density Residential). The Planning Commission and Staff recommended denial.                                                                           |
| 04/27/98 | The City Council accepted the applicant's request to withdraw Z-0009-98, a request from C-2 (General Commercial) to R-3 (Medium Density Residential). The Planning Commission and Staff recommended denial.                                                                          |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the subject parcel was designated as SC (Service Commercial).                                                    |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan. The Planning Commission and Staff recommended approval.                                                                                            |
| 02/19/03 | The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for SC (Service Commercial) land uses. The Planning Commission and Staff recommended approval.                                                           |

01/22/04 The Planning Commission recommended approval on related items (ZON-3486 and SDR-3490).

01/22/04 The Planning Commission (voted 3-0-2 on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL (PC Agenda Item #53/sr).

### **DETAILS OF APPLICATION REQUEST**

Site Area: 17.80 Acres

#### **EXISTING LAND USE**

Subject Property Undeveloped  
North Undeveloped/ Commercial  
South Single-family homes  
East Commercial  
West Undeveloped/ Public Facility

#### **PLANNED LAND USE**

Subject Property SC (Service Commercial)  
North SC (Service Commercial)  
South L (Low Density Residential)  
East GC (General Commercial)  
West O (Office); PF (Public Facility); PR-OS (Park, Recreation, and Open Space)

#### **EXISTING ZONING**

Subject Property R-E (Residence Estates); C-2 (General Commercial)  
North C-2 (General Commercial)  
South R-1 (Single-Family Residential)  
East C-2 (General Commercial)  
West C-V (Civic); U (Undeveloped) zone [PR (Park and Recreation) General Plan designation]; and R-E (Rural Estates) [Clark County designation]

| <b>SPECIAL DISTRICTS/ZONES</b>                    | <b>Yes</b> | <b>No</b> |
|---------------------------------------------------|------------|-----------|
| <b><i>Special Area Plan</i></b>                   |            | <b>X</b>  |
|                                                   |            |           |
| <b>Special Overlay District</b>                   |            | <b>X</b>  |
| <b>Trails</b>                                     |            | <b>X</b>  |
| <b>Study Area</b>                                 |            | <b>X</b>  |
| <b>Rural Preservation Neighborhood</b>            |            | <b>X</b>  |
| <b>County/North Las Vegas/HOA Notification</b>    |            | <b>X</b>  |
| <b>Development Impact Notification Assessment</b> |            | <b>X</b>  |
| <b>Project of Regional Significance</b>           |            | <b>X</b>  |

### **DEFINITIONS**

***SC (Service Commercial)*** The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

***M (Medium Residential)***(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

### **ANALYSIS**

The subject property is currently undeveloped. Access is from Rainbow Boulevard, an 80-foot right-of-way. Adjacent uses include residential properties to the south and west and commercial development to the east and north.

In 1998, a similar request was brought forward for a multi-family project on this property. At that time, there was concern regarding the depletion of commercial uses in this area. There were also concerns with the proposed design of the site in regard to setbacks and building height. However, there are key differences in the situation as it is today. First, the Centennial Hills Sector Plan encourages the concentration of commercial uses in the Town Center area. Second, this land has been vacant with no requests for development submitted since the request in 1998, implying that there is little or no development pressure to locate a commercial use on this site. And third, staff concurs with the applications opinion that a multi-family development, with appropriate buffering, will have less of an impact on adjacent residential properties.

### **FINDINGS**

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations.**

The M (Medium Density Residential) General Plan designation is an appropriate buffer between the commercial uses along Rancho Drive and the residential properties to the south. It is also appropriate adjacent to the O (Office) designation to the west.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The R-3 (Medium Density Residential) zoning designation, which would be permitted under the M (Medium Density Residential) land use designation, supports development that, with adequate buffering, is compatible with single-family homes.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

This property is in an area of the city where all utilities, fire and police services are currently in place and available to the site. The site is within the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately two and a half miles away at Rancho Drive and Decatur Boulevard. Fire Station # 9 is adjacent to the site at the intersection of Lone Mountain Road and Rainbow Boulevard. Children's Memorial Park, located at Gowan Road and Torrey Pines Drive, is the closest city park to the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

Policy 2.1.2 of the Master Plan 2020 states that, "Development on vacant or underutilized lots within exiting residential neighborhoods be sensitive in use an design to surrounding development." Although the subject parcels are not within the "Neighborhood Revitalization Area" to which this policy applies, the context is similar to that area and the policy may be appropriately applied.

#### **GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 16, 2003, the applicant sponsored a neighborhood meeting. There were approximately 33 residents in attendance. The neighbors expressed the following concerns:

- The density is too high;
- There are access problems;
- There will be a negative impact on property values;
- Traffic on Rainbow is already congested.

They would like to see commercial development or senior housing. In regard to the design, they would like an eight-foot wall and wider landscape strips than are proposed on the site plan.

#### **PLANNING COMMISSION ACTION**

There were 12 speakers in opposition.

**NOTICES MAILED:** 505 by Planning Department

**APPROVALS:** 0

**PROTESTS:** 96









GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.  
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD  
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.  
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD  
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

Memory is a funny thing some people have no recollection of what happened yesterday some people like myself cannot seem to forget. I cannot forget the long bitter battle regarding the Sante Fe Hotel Casino more than ten years ago. I cannot forget the way the co-applicant for this rezoning bent <sup>this process to achieve their ends and</sup> ~~and cajoled your predecessors to~~ nearly destroy one of the oldest neighborhoods in the NW valley. I cannot forget the stipulations imposed on that development.

1) NO access to lone mountain was to be allowed---They now have that access.

2) The sinage was to be held low and small so as to not be intrusive, It now rivals the sinage located on the 15 down the strip.

3) the parking garage was to be placed on the non residential side of the building, It now resides on the SE corner and sheds so much light I can read a book in my backyard after dark 1/2 mile away.

~~What does that have to do with our current situation: Only this.~~

The current owner of this property the Sante Fe Group is the same core group associated with the Hotel Casino before its sale to the Stations Group. Since its original purchase the Sante Fe Group has <sup>never attempted</sup> ~~not one time tried~~ to develop this property as it is currently zoned. We have ~~is~~ ~~fact~~ never opposed any project proposed here the last bid to rezone was withdrawn before it ever got as far as the planning commission. We understand the need to develop this property and its unique dual zoning that being RE and C2. In looking through the records of sale I see that this property has been purchased by this group no less than

Submitted at City Council

Date 2/18/04 Item #137-  
#139

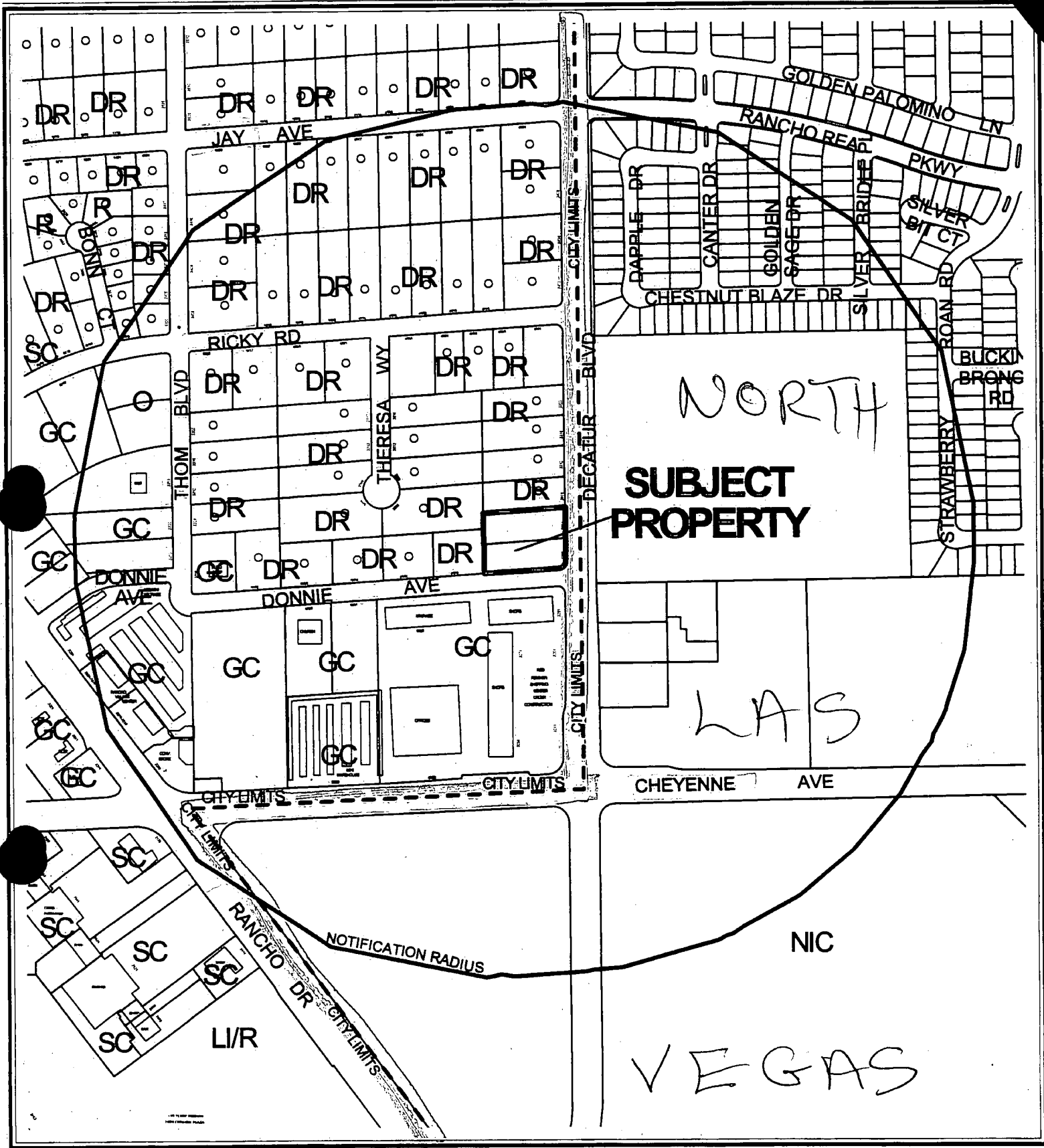
three times once by the original owner and twice from itself as the original group has been restructured. These purchases were completed with full knowledge of the current zoning and the neighborhoods need to see it developed as the current zoning dictates. Any bid to undertake a massive rezoning and subsequent general plan amendment should be made to show due diligence towards exhausting any and all possibilities to use it as it is originally zoned..... Instead we stand before you chastised by your appointed commission staff for being unwilling to work with the developer and the owner to come to negotiated settlement concerning the use of this parcel. Within days of the planning commissions decision to side with staff on this matter I personally met with both K&B Homes and Heller Development's land acquisition departments, both of which expressed much interest in developing this parcel with single family residences. We contend that had this property ever been offered for sale or any effort been made to develop this as intended by the current owner in any way other than the current proposal we would not be here tonight, this property would have been developed years ago. To say that the Sante Fe Group has been negligent in regards to the development of this <sup>Property</sup> ~~proposal~~ and to the people of this neighborhood would be an understatement and no amount of stipulations made to the current offer will make this more palatable to our neighborhood. With current land prices reaching 300 to \$450,000 per acre home builders are in direct bidding competition with multi-family and commercial developers in the search for the ever dwindling parcels. While this city has done an excellent job attracting new business we are

experiencing a population explosion and a severe land shortage. People moving to our city are not residing in apartments they are buying homes and there is no need to add 426 units to the thousands of empty units which already exist in our area.

The multi-family proposal has been designed and approved by staff without any regard to the feeling of the existing neighborhood and forwarded to you by your appointees with such wonton disregard of our valid arguments and community support I have no other choice than to believe that this developer is already in plans check awaiting only affirmation from this council. Two years ago a multifamily project was suggested for the corner of Tenaya and Craig rd. sighting that the commercial property located across the street made the eventuality of homes unlikely. Today there are single family homes being built on that exact site.

Around that same time an Emerald Suites project on the rancho corridor was denied and is now being developed for its intended commercial use. Please we implore you stick to the current mission statement created by this administration: To create a vibrant diverse city of opportunity in which all citizens enjoy their neighborhoods, feel safe and know they will be heard and considered, to develop and support neighborhood integrity and livability, to revitalize and inveigorate our mature areas, and finally to strengthen the dialog between the city and its citizens, enhancing quality of life through planning and visionary leadership while maintaining current master planning as growth happens.

This proposal ladies and gentlemen does not reflect any of this mission and allowed to go forward will drive the final stake into the heart of a community which has already been farced to endure to much! THANK YOU



CASE: GPA-3495

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: O (OFFICE)

0 300 600 Feet

Submitted at City Council

Date 2/18/04 Item # 120812

120

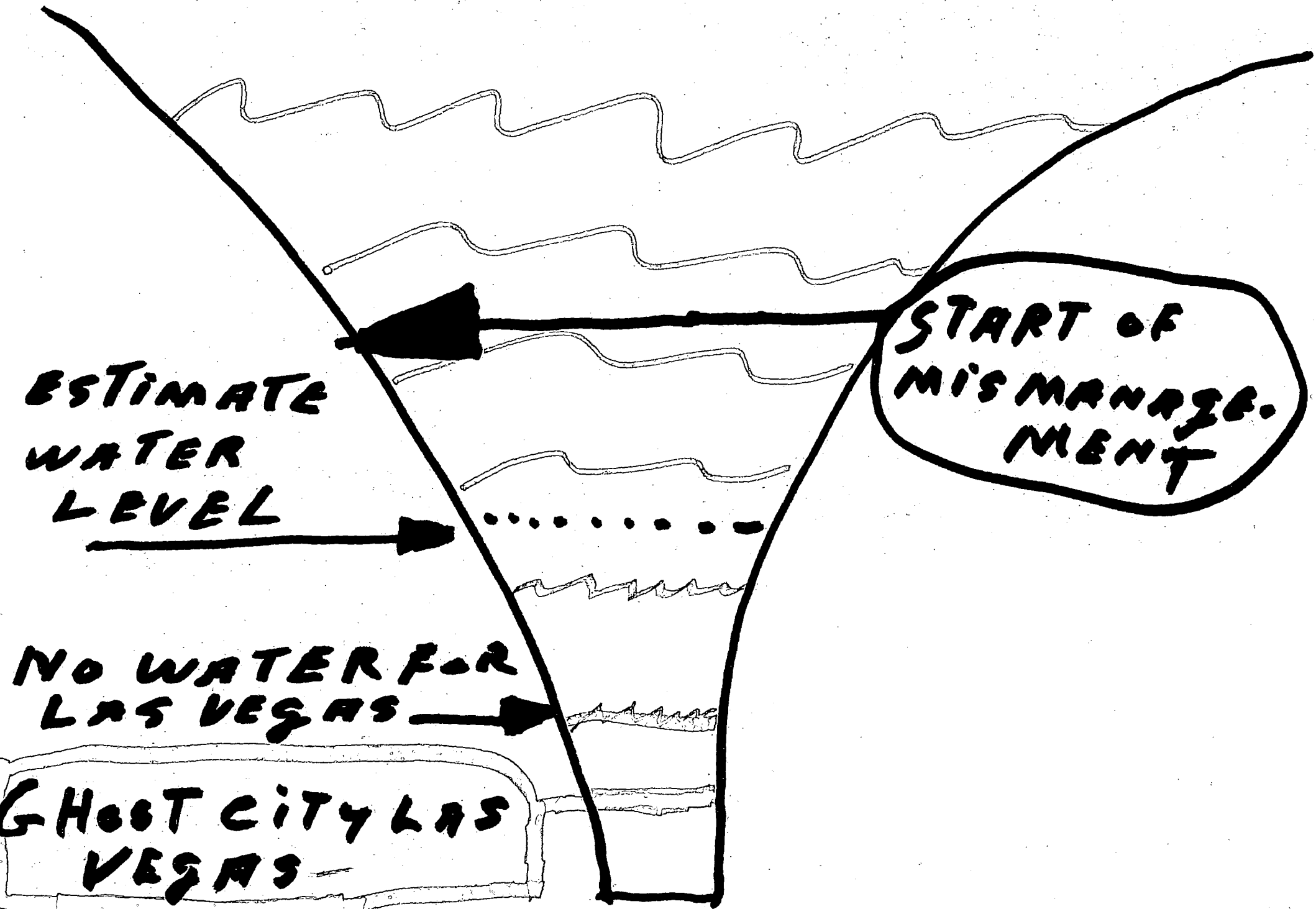


ESTIMATE  
WATER  
LEVEL

START OF  
MISMANAGE-  
MENT

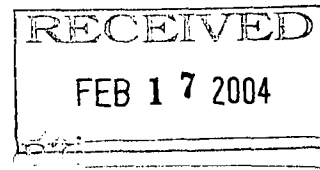
NO WATER FOR  
LAS VEGAS

GHOST CITY LAS  
VEGAS





~~Councilman Lynette McDonald~~  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101



RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc. ZON-3486, GPA-3484 and SDR-3490

Dear Councilwoman Lynette Boggs- McDonald:

Being delivered to you are approximately 129 signatures petitioning to express opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive.

This matter is scheduled to be heard by the Las Vegas City Council tomorrow on February 18, 2004.

**WE RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

There is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety. An impact of this magnitude would adversely affect our community.

We all purchased our homes with the understanding that the zoning was for single family residences, please do not change that.

We encourage you to VOTE NO on this proposed development.

Thank you for your time and consideration to this matter.

*Dear Lynette:*

*We met a little over a year ago - (it seems) when you were with your sister-in-law at the #2 fabric store.*

*I told you that I had voted for you running against Ms. Beskley. - We would really appreciate your support voting NO - on this matter.*

*Thank-you. Pamela Handegard, Pamela Handegard*  
C: 240-7264

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6640 Painted Desert Dr  
Las Vegas - NV  
89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *David Flandegard*

Address: 6640 PAINTED DESERT DRIVE  
LAS VEGAS, NV 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

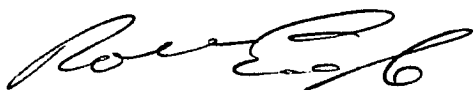
The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:



4686 Balsam  
89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

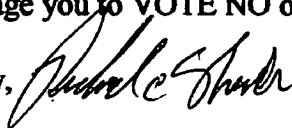
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6640 Messenger Ct.  
89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

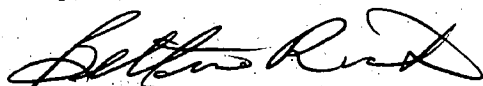
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6512 Paraded Desert  
89108  
Dr.

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4448 McBride Dr

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

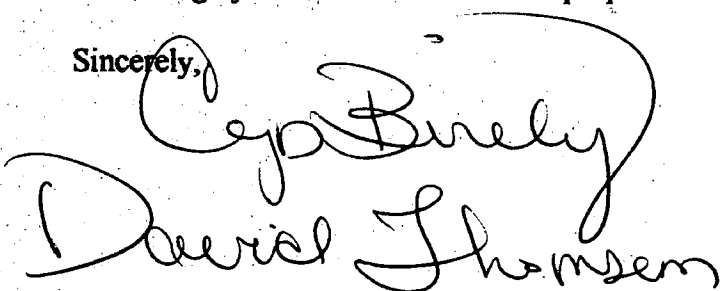
The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

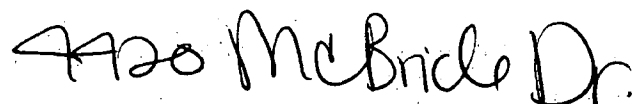
There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

  
David Thomson

  
420 McBride Dr.



Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*La-Donna McWilliams*

Address:

*4412 McBride Dr*

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

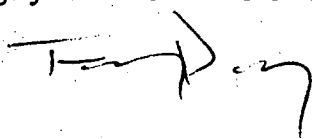
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4406 McBride dr.  
Las Vegas, NV 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4452 McBAIDE DR.  
89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6632 Messinger Ct.  
89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

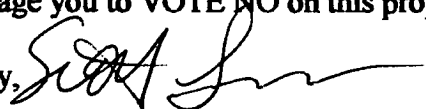
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6628 Messenger Ct

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

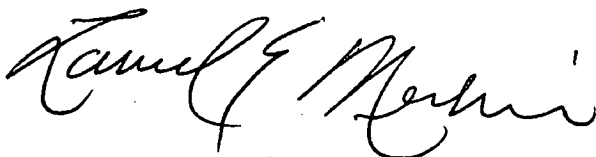
The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:



6613 Messenger  
Las Vegas, NV 89101

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Richard Delgado*

Address:

*6616 messenger Ct.  
Las Vegas, NV 89108*

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Jerette Litzsey*

Address:

6624 Messenger Court  
89108



Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

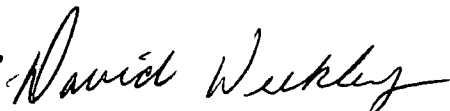
- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, 

Address:



*Proud Supporter of The Humane Society of the United States*

Holly Weekley  
6617 Wheelbarrow Peak Dr.  
Las Vegas, NV 89108-5740

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

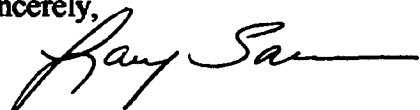
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4604 MESSENGER CT.  
89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Renee Miranda*

*6640 Wheelbarrow Peak  
89108*

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

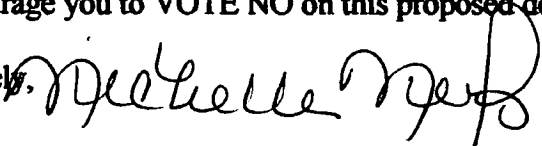
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6644 Wheelbarrow Peak  
89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

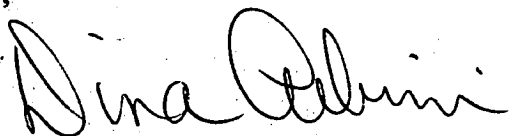
The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:



Ms. Dina M. Albini  
6621 Wheelbarrow Peak Dr.  
Las Vegas, NV 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, DALE B. Kuge  
Dale B. Kuge

Address: 4413 McBride DR.  
L.V. NV. 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

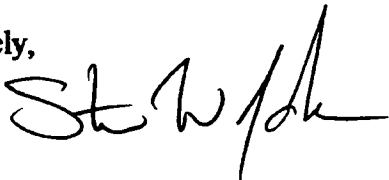
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4413 MC BRIDE DR.  
LV NV 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4405 McBRIDE  
LV, NV  
89108



Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Charlene Reagle*

Address:

*4421 McBride Dr.  
Las Vegas, NV 89108*

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

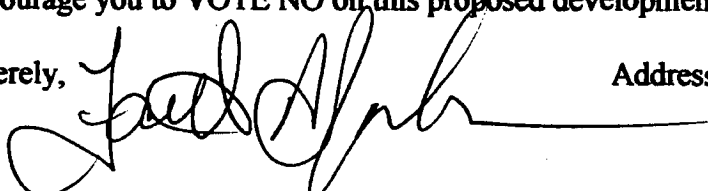
- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, 

Address:

4413 Mc Biebler  
LV NV 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

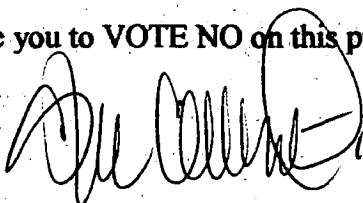
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6652 Messenger Ct  
LV NV 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6656 Messenger Ct.

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

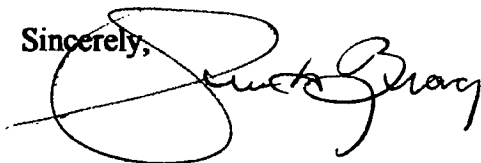
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6653 Messenger Ct  
L.V. NV 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Vanessa Mendoza* Address: *6649 Messenger Ct*

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Carol Magarao*

Address:

*6641 Meeseager Ct  
Las Vegas 89108*

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

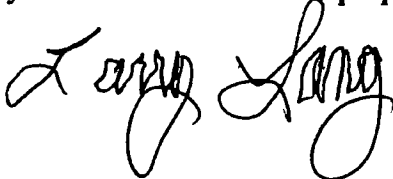
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

**Larry Lang**  
6633 Wheelbarrow Peak Dr.  
Las Vegas, NV 89108-5740



Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

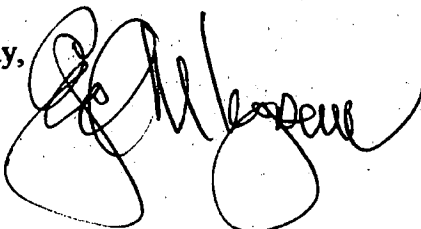
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

Cell Messenger Card  
89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6028 Rhineland Drive  
LV NV 89108

Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address: 6629 wheelbarrow pk



Councilman Lynette McDonald  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman McDonald:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

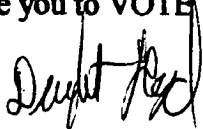
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4633 Messenger Ct

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

**I/We OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 426 unit, two-story apartment complex.

| Name                     | Address                                   |
|--------------------------|-------------------------------------------|
| Jerry W.C.               | 6024 Painted Desert                       |
| Lee R. Pope              | Hell nc / 4204 FOX Point Dr               |
| Ceck ZARDIN              | 4200 LAKE TAHOE LV NV 89130               |
| Mary L. Klosowski-Lewis  | 4615 Balsam St                            |
| Jenny L. Hyde            | 6205 Sierra Pines Ct LV 89131             |
| Malika & Gulzar Hakim    |                                           |
| G541 FAITH Peak dr       | Lakeview NV 89108                         |
| RENNE WALKER             | 5005 PALM VIEW DR LV 89130                |
| AN AMUNDSON              | 8211 ADLER CIRCLE LV 89149                |
| Rhoda Amundson           | 8211 Adler Circle LV 89149                |
| Brandon Nau              | 6612 Hartman ST LV, NV, 89108             |
| <del>Eddie Vasquez</del> | <del>7413 Summer Crest Lane, LV, NV</del> |
| Eddie Vasquez            | 7413 Summer Crest Lane, LV, NV            |
| NO APARTMENTS !!         | 89129                                     |

NO APARTMENTS

Lane, LV, NV  
89129

12

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend and/or rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 426 unit, two-story apartment complex.

Signed:

| Name                            | Address                               |
|---------------------------------|---------------------------------------|
| <u>Daniel E. Hawker</u>         | <u>6421 Daisy Peak Dr</u>             |
| <u>Daniel E. Hawker</u>         | <u>6421 Daisy Peak Dr.</u>            |
| <u>Charles Strickland</u>       | <u>6432 Sapphire St 89108</u>         |
| <u>Jerome Shakar</u>            | <u>6712 Old Castle Dr LV NV 89108</u> |
| <u>Lisa Salgado</u>             | <u>4804 Golfview Dr. 87130</u>        |
| <u>Donna Petty</u>              | <u>6545 Sundown Heights Ave 89130</u> |
| <u>Jack &amp; Frances Petty</u> | <u>6545 Sundown Heights Ave 89130</u> |
|                                 |                                       |
|                                 |                                       |
|                                 |                                       |
|                                 |                                       |
|                                 |                                       |
|                                 |                                       |
|                                 |                                       |
|                                 |                                       |

**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| Name              | Address                   |
|-------------------|---------------------------|
| JOSEPH TAITANO    | 60424 DOBIE PEAK          |
| JOSEPH TAITANO    | 60425 DOBIE PEAK          |
| Marcie Thomas     | 6636 Painted Desert       |
| Linda Frei        | 7340 W. Lone Mtn. Rd      |
| Jim Ham           | 7340 W. Lone Mtn Rd       |
| Leje Peterson     | 6613 Painted Desert Dr.   |
| Holly Ann Wood    | 4428 Eagle Point Rd 89108 |
| LEOPOLDO VIZCARRA | 6632 MESSENGER CT.        |
| Ana Vizcarra      | 6632 Messenger Ct.        |
| Joseph Jurcak     | 4720 BANISTER LW.         |
| Michael Haman     | 6637 Painted Desert Dr.   |
| BETTY STROUP      | 6517 PAINTED DSRT. DR.    |
| Bob STROUP        | 6517 PAINTED DSRT. DR.    |

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

| Name           | Address                |
|----------------|------------------------|
| VICKI LARSON   | 6501 PAINTED DESERT DR |
| Joe Tadlock    | 6440 Doby Peak Dr.     |
| Sharon Tadlock | 6440 Doby Peak Dr.     |
| Marion Sample  | 6501 DOBY PEAK DR.     |
| TIMOTHY LYMAN  | 6265 DESERT HAVEN RD   |
| RON REID       | 6620 MESSENGER CT      |



**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend and/or rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| Name                  | Address                           |
|-----------------------|-----------------------------------|
| <i>Cynthia Sklar</i>  | 6613 Painted Desert Dr.           |
| <i>Larry Long</i>     | 6633 Wheelbarrow                  |
| <i>Carolyn ...</i>    | Peak Drive LV NV                  |
| <i>Jelly Quintana</i> | 6512 Doby Peak DR LV NV 89108     |
| <i>William</i>        | 6425 Wheelbarrow Peak LV 89108    |
| <i>Kirk Doman</i>     | 6425 Wheelbarrow Peak DR LV 89108 |
| <i>Susan LAUGHMAN</i> | 4425 Lookout Peak Way LV 89108    |
| <i>Mick Laughman</i>  | 4425 Lookout Peak Way LV 89108    |
| <i>James Waller</i>   | 6432 Doby Peak Dr LV 89108        |
| <i>Sharon Von</i>     | 6641 Painted Desert HLL 89108     |
| <i>Selene Rovigno</i> | 6616 Rhinelanders DR LV NV 89108  |

**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend and/or rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| <u>Name</u>            | <u>Address</u>                   |
|------------------------|----------------------------------|
| <u>Arvid Hendegard</u> | <u>6640 PAINTED DESERT DR.</u>   |
| <u>Carol E. Gels</u>   | <u>6641 Painted Desert DR</u>    |
| <u>Patrick Dowlen</u>  | <u>6501 Painted Desert DR</u>    |
| <u>Jack Mobley</u>     | <u>6637 Painted Desert Dr</u>    |
| <u>John Doe</u>        | <u>6624 Painted Desert DR</u>    |
| <u>Lib Nelson</u>      | <u>6645 Painted Desert</u>       |
| <u>Lee E. Wabon</u>    | <u>6332 Yankee Meadow Circle</u> |
| <u>MOE Rayner</u>      | <u>6600 Painted Desert DR</u>    |
| <u>JO Rayner</u>       | <u>6600 Painted Desert DR</u>    |
| <u>Carney Doublin</u>  | <u>6500 PAINTED DESERT DRIVE</u> |
| <u>John R. V.</u>      | <u>6611 PAINTED DESERT DR.</u>   |
| <u>Dean T. Reed</u>    | <u>6612 Painted Desert</u>       |
| <u>Leri Reed</u>       | <u>6612 Painted Desert Dr.</u>   |

**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| Name                    | Address                         |
|-------------------------|---------------------------------|
| Frank/Shirley Comparoni | 4614 Balsam St                  |
| Howard Coolican         | 4701 Balsam St.                 |
| Elizabeth H. Newberry   | 4687 Balsam St                  |
| Robert Eagle            | 4686 Balsam St                  |
| Arma Gallegos           | 4661 Balsam St, N. 89108        |
| Cora Gallegos           | " " " " " 89108                 |
| ST Morgan               | 4053 Campos Rose way 89108      |
| Phyllis Lyman           | 6432 Wheelbarrow pkdr. 89108    |
| JAMES E Lyman           | 6432 WHEELBARROW PARK DR. 89108 |
| JACKIE REELEY           | 4772 BALSAM ST LV 89108         |
| Verla Wilson            | 4742 BALSAM ST LV 89108         |
| John Danue              | 4742 Balsam St LV 89108         |
| Ralph Reiley            | 4772 Balsam LV 89108            |

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name Jim Krieger James A. Krieger Address 6613 Painted Desert Dr.  
LV, NV 89108

DIANE DAGUE 3036 GENTLE BREEZE

Brian Carra 4456 W. Bridge Ln

Scott Tjott 6429 Wheeler Ave

---

---

---

---

---

---

---

---

---

---

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name

DARBY VAENUM

Address

6601 PAINTED DESERT DR

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

| Name               | Address                       |
|--------------------|-------------------------------|
| Scott Perkins      | 6636 Wheelbarrow Peak 89108   |
| Michael Ray Thomas | 6636 Painted Desert Dr. 89108 |
| Vanessa W. W. W.   | 6501 Wheelbarrow Peak 89108   |
| Jonathan L. Harren | 5104 Old Village Lane —       |
| Jimmy Wilson       | 4053 OVERBROOK                |

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express strong disapproval of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend and/or rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name

Address

|                            |                                        |
|----------------------------|----------------------------------------|
| <u>Todd McDaniel</u>       | <u>6644 Painted Desert Dr.</u>         |
| <u>Chris Donnelly</u>      | <u>6644 Painted Desert Dr.</u>         |
| <u>Laurel E. Murphy</u>    | <u>6613 Messenger Ct. LV, NV</u>       |
| <u>Harold J. Dhallford</u> | <u>6640 Painted Desert Dr. LV-NV</u>   |
| <u>Heather Reed</u>        | <u>6612 Painted Desert Dr.</u>         |
| <u>Janice Reed</u>         | <u>6612 Painted Desert Dr.</u>         |
| <u>Theresa Yance</u>       | <u>7104 Junction Village Ct. 89129</u> |
| <u>Billy Yance</u>         | <u>" " " " " "</u>                     |
| <u>Linda Leighty</u>       | <u>7129 Junction Village Ct 89129</u>  |
| <u>Paul Leighty</u>        | <u>7129 Junction Village 89129</u>     |
| <u>Shen Donnelly</u>       | <u>6644 Painted Desert Dr.</u>         |

**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| Name                     | Address                          |
|--------------------------|----------------------------------|
| Janet Day                | 4408 McBride Dr.                 |
| E.J. Bort                | 6429 Doby Peak Dr.               |
| Shawn McGraw             | 6509 Doby Peak Dr.               |
| Yngriol R Galliano       | 7108 Old Village Ave             |
| Rose Marie Bott          | 6429 Doby Peak Dr.               |
| <del>Thelma Boykin</del> | <del>7033 Village St.</del>      |
| M. J. Phillips           | 6441 DOBY PEAK DR.               |
| <del>Thelma Boykin</del> | 6441 DOBY PEAK DR.               |
| Rose Marie Bott          | 6429 Doby Peak Dr.               |
| Barry Costello           | 6240 SIERRA PINES COURT          |
| Liz WASILEWSKI           | 6240 SIERRA PINES CT.            |
| Jina Kobner              | 6224 Sierra Pines Ct.            |
| <del>Thelma Boykin</del> | <del>6224 Sierra Pines Ct.</del> |
| Thelma Boykin            | 4452 Midway Ln Las Vegas NV      |
| James E. Boykin          | 4452 Midway Ln Las Vegas NV      |



**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| Name           | Address                  |       |
|----------------|--------------------------|-------|
| ROGER KEHL     | 4597 N. PARK ST          | 89108 |
| Brad Vowles    | 6428 Wheelbarrow Peak Dr |       |
| Karolyn Vowles | 6428 Wheelbarrow Peak Dr | 89108 |
| Ben Gallegos   | 4661 Balsam Las Vegas    | 89108 |
| MARIA DAY      | 4686 Balsam St           |       |
| Eaghe          | " " "                    |       |
| E Weidner      | 1532 Cushman Dr          |       |
| M.J. STRAW     | 4723 BALSAM              | 89108 |
| RAY LANYON     | 4723 BALSAM              | 89108 |
| KEITH GLAZE    | 6409 FAITH PEAK DR       | 89108 |

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name

Address

|                   |                     |
|-------------------|---------------------|
| DAVID Thomsen     | 4420 McBride Dr     |
| Cyo Biraly        | 4420 McBride Dr.    |
| Presley Thomsen   | 4420 McBride Dr.    |
| Michael L. Hutton | 6433 Faith Peak Dr. |

|                |                       |
|----------------|-----------------------|
| Patricia Lyman | 6265 Desert Haven Rd. |
|----------------|-----------------------|

|              |              |                     |
|--------------|--------------|---------------------|
| Jeri Wellman | Jeri Wellman | 6803 Old Castle Dr. |
|--------------|--------------|---------------------|

|                |                  |
|----------------|------------------|
| Charlie Garcia | 4456 McBride Dr. |
|----------------|------------------|

|                 |                      |
|-----------------|----------------------|
| Elaine J. Keith | 6629 Wheelbarrow Dr. |
|-----------------|----------------------|

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| <u>Name</u>       | <u>Address</u>            |
|-------------------|---------------------------|
| JOSEPH TAITANO    | 60424 DOB, PEAK           |
| JOSEPH TAITANO    | 60425 DOB, PEAK           |
| Marcie Thomas     | 66136 Painted Desert      |
| Linda Frei        | 7340 W. Lone Mtn. Rd      |
| Jim Ham           | 7340 W. Lone Mtn Rd       |
| Lyle Peterson     | 6613 Painted Desert Dr.   |
| Holly Ann Neal    | 4428 Eagle Point Rd 89108 |
| LEOPOLDO VIZCARRA | 6632 MESSENGER CT.        |
| Ana Vizcarra      | 6632 Messenger Ct.        |
| Joseph Jurcak     | 4720 BARNISTER W.         |
| Michael Haman     | 6637 Painted Desert Dr.   |
| BETHY-STROUP      | 6517 PAINTED DESERT DR.   |
| Bob STROUP        | 6511 PAINTED DESERT DR.   |

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name

Address

VICKI LARSON

6501 PAINTED DESERT DR

Joe Tadlock

6440 Doby Peak Dr

Sharon Tadlock

6440 Doby Peak Dr

Marion Sample

6501 DOBY PEAK DR

TIMOTHY LYMAN

6265 DESERT HAVEN RD

RON REID

6620 MESSENGER CT

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend and/or rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| Name               | Address                             |
|--------------------|-------------------------------------|
| <i>[Signature]</i> | 6613 Painted Desert Dr.             |
| <i>[Signature]</i> | 6635 Lane / barrow                  |
| <i>[Signature]</i> | Peak Drive LV NV                    |
| <i>[Signature]</i> | 6512 Doby Peak DR LV NV 89108       |
| <i>[Signature]</i> | 6425 Wheelbarrow Peak LV 89108      |
| <i>[Signature]</i> | 6425 Wheelbarrow Peak DR. LV. 89108 |
| <i>[Signature]</i> | 4425 Look Out Peak Way LV 89108     |
| <i>[Signature]</i> | 4425 Lookout Peakway LV 89108       |
| <i>[Signature]</i> | 6432 Doby Peak Dr LV 89108          |
| <i>[Signature]</i> | 6641 Painted Desert DILL 89108      |
| <i>[Signature]</i> | 6616 Rhinelanders DR LV NV 89108    |

**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend and/or rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| <u>Name</u>            | <u>Address</u>                   |
|------------------------|----------------------------------|
| <u>Arvid Hendegard</u> | <u>6640 PAINTED DESERT DR.</u>   |
| <u>Eric E. Gels</u>    | <u>6641 Painted Desert Dr</u>    |
| <u>Patrick Dowlen</u>  | <u>6501 Painted Desert Dr</u>    |
| <u>Jack Mobley</u>     | <u>6637 Painted Desert Dr</u>    |
| <u>Donna</u>           | <u>6628 Painted Desert Dr</u>    |
| <u>Lib Nelson</u>      | <u>6645 Painted Desert</u>       |
| <u>Lee E. Wilson</u>   | <u>6332 Yankee Meadow Circle</u> |
| <u>MOE Rayne</u>       | <u>6600 Painted Desert Dr</u>    |
| <u>JO Rayner</u>       | <u>6600 Painted Desert Dr</u>    |
| <u>Carney Doubl</u>    | <u>6500 PAINTED DESERT DRIVE</u> |
| <u>John R. V</u>       | <u>6611 Painted Desert Dr.</u>   |
| <u>Dean T. Reed</u>    | <u>6612 Painted Desert</u>       |
| <u>Leri Reed</u>       | <u>6612 Painted Desert Dr.</u>   |

**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| Name                    | Address                           |
|-------------------------|-----------------------------------|
| FRANK/Shirley Comparoni | 4614 Balsam St                    |
| Howard Coolican         | 4701 Balsam St.                   |
| Elizabeth H. Newberry   | 4687 Balsam St                    |
| Robert Eagle            | 4686 Balsam St                    |
| Arma Gallegos           | 4661 Balsam St, N. 89108          |
| Cora Gallegos           | " " " " " 89108                   |
| ST Morgan               | 4053 Campus Rose way 89108        |
| Phyllis Lyman           | 6432 Wheelbarrow pkdr. LV 89108   |
| JAMES E Lyman           | 6432 WHEELBARROW PARK DR LV 89108 |
| JACKIE REELEY           | 4772 BALSAM ST LV 89108           |
| Verla Wilson            | 4742 BALSAM ST LV 89108           |
| John Danue              | 4742 Balsam St LV 89108           |
| Ralph Reiley            | 4772 Balsam LV 89108              |

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend and/or rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name Jim Kriegh James A. Kriegh Address 6613 Painted Desert Dr.  
LV, NV 89108

DIANE DAGUE 3036 GENTLE BREEZE

Brian Carra 4456 Alhambra Ln

Scott Tjett 6429 Wheelbarrow

---

---

---

---

---

---

---

---

---

---



**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name

DAIRY VAENUM

Address

6601 FAIRBANKS DR  
DESBORO

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

| Name               | Address                       |
|--------------------|-------------------------------|
| Scott Perkins      | 6636 Wheelbarrow Peak 89108   |
| Michael Ray Thomas | 6636 Painted Desert Dr. 89108 |
| Vanessa Wilson     | 6541 Wheelbarrow Peak 89108   |
| Glenn D. Herren    | 5104 Old Village Lane —       |
| Jimmy Wilson       | 4053 OVERBROOK                |

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name

Address

|                              |                                           |
|------------------------------|-------------------------------------------|
| <u>Todd Donnelly</u>         | <u>6644 Painted Desert Dr.</u>            |
| <u>Chris Donnelly</u>        | <u>6644 Painted Desert Dr.</u>            |
| <u>Laurel E. Murphy</u>      | <u>6613 Messenger Ct. LV, NV</u>          |
| <u>Harriet J. Chalofford</u> | <u>6640 Painted Desert Dr. LV-NV</u>      |
| <u>Heather Reed</u>          | <u>6612 Painted Desert Dr.</u>            |
| <u>Jamie Reed</u>            | <u>6612 Painted Desert Dr.</u>            |
| <u>Theresa Yance</u>         | <u>7104 Junction Village Ct. LV 89129</u> |
| <u>Billy Yance</u>           | <u>" " " " LV " "</u>                     |
| <u>Linda L. Lupton</u>       | <u>7129 Junction Village Ct. 89129</u>    |
| <u>Paul L. Lupton</u>        | <u>7129 Junction Village 89129</u>        |
| <u>Shen Donnelly</u>         | <u>6644 Painted Desert Dr.</u>            |

**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

|                           |                                    |
|---------------------------|------------------------------------|
| Name <u>Janet Day</u>     | Address <u>4408 McBride Dr.</u>    |
| <u>E.J. Boto</u>          | <u>6429 Doby Peak Dr</u>           |
| <u>Shawn McGraw</u>       | <u>6509 Doby Peak Dr.</u>          |
| <u>Ynguiol R Galliano</u> | <u>7108 Old Village Ave</u>        |
| <u>Ryan Bott</u>          | <u>6429 Doby Peak Dr.</u>          |
| <u>W. H. Adams</u>        | <u>7033 VILLAGE SHOR.</u>          |
| <u>M. J. Phillips</u>     | <u>6441 DOBY PEAK DR.</u>          |
| <u>Rose Marie Bott</u>    | <u>6441 DOBY PEAK DR.</u>          |
| <u>Barry Costello</u>     | <u>6429 Doby Peak Dr.</u>          |
| <u>Liz Wasilewski</u>     | <u>6240 SIERRA PINES COURT</u>     |
| <u>Jina Bobnett</u>       | <u>6240 SIERRA PINES CT.</u>       |
| <u>Traci Mead</u>         | <u>6224 Sierra Pines Ct.</u>       |
| <u>Thelma Boykin</u>      | <u>4452 Midway Ln Las Vegas NV</u> |
| <u>James E. Boykin</u>    | <u>4452 Midway Ln Las Vegas NV</u> |

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| <u>Name</u>    | <u>Address</u>           | <u>89108</u> |
|----------------|--------------------------|--------------|
| ROGER KEHL     | 4597 N. BAL              | 89108        |
| Brad Vowles    | 6428 Wheelbarrow Peak Dr |              |
| Karolyn Vowles | 6428 Wheelbarrow Peak Dr | 89108        |
| Ben Gallegos   | 4661 Balsam Las Vegas Dr | 89108        |
| MARY DAY       | 4686 Balsam St           |              |
| Eagle          | " " "                    |              |
| E Weidner      | 1532 Cushman Dr          |              |
| M.J. STRAW     | 4723 BALSAM              | 89108        |
| RAY LANYON     | 4723 BALSAM              | 89108        |
| KEITH GLAZE    | 6409 FAITH PEAK DR.      | 89108        |
|                |                          |              |
|                |                          |              |
|                |                          |              |

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name

Address

DAVID Thomsen 4420 McBride Dr

Cyo Birely 4420 McBride Dr.

Presley Thomsen 4420 McBride Dr.

Michael L. Hutton 6433 Faith Peak Dr.

Patricia Lyman 6265 Desert Haven Rd.

Jeri Wellman 6808 Old Castle Dr.

Charlie Garcia 4456 McBride Dr.

Blaine J. Keith 6629 Wheelbarrow Dr.

**ATTN: PLANNING COMMISSION**

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

Name

Address

William Ehrenberg 6424 FAITH PEAK DR

~~Deanna Mayville~~ ~~Deanna Mayville~~ 6428 FAITH PEAK DR

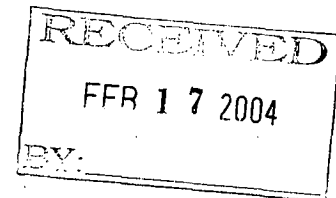
~~Patrick Mayville~~ ~~Patrick Mayville~~ 6428 FAITH PEAK DR

Janice Christopher Janice Christopher 3724 Glen Ridge wy.

~~John Ried~~ 6412 Pinedale Drive

#137, 138 & 139

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101



cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lynette McDonald".

Address:

7116 Junction Village Dr  
Las Vegas, NV 89129



ATTN: PLANNING COMMISSION

Re: GPA-2-98 AND Z-9-98 REZONING REQUESTS

The intent of this letter is to express our **strong disapproval** of the proposed zone change of the property legally described as being a portion of the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.B.&M. The request is being brought forth by the Santa Fe Gaming Corporation on behalf of Steve Allen to amend and/or rezone the above mentioned property.

I/WE **OBJECT** to the request for a change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 458 unit two-story apartment complex for the following reasons:

This land has been zoned for single family residences, had it been initially zoned for something else, most of us wouldn't have purchased our homes in this area. We specifically asked our realtors about the zoning of the vacant land behind our properties. If a project like this is approved we can count on diminishing property values, increased crime and increased traffic on our street because it is an easy short cut to Rainbow from Rancho. We have already had a problem with people speeding through our street.

Our property values would sink in a hurry.

...without a doubt, our properties will loose market appeal and subsequent value. Many of us have our nest egg and retirements tied up in our homes...all of which could be lost and/or seriously diminished by the development of an apartment complex in our vicinity. If the proposed zone change/amendment request is passed, we don't have the opportunity to put our homes up for sale without being obligated to disclose the undesirable zone change. We would be liable for failing to properly disclose this information which in turn could result in a law suit for losses and damages.

Two-story apartment complexes should not be butted up against established single story family residences. This completely takes away any privacy.

What happened to 'Red Coach Avenue' which is directly located on the north side of the homes on Painted Desert Dr.? It appears as if this land has been included in the proposed zone change, is this an oversight by the planning division, or has this public property been acquired by the Santa Fe without our knowledge?

Again, I/We **strongly object** to the proposed zone change/amendment.

Signed:

Pamela J Handegard 6640 Painted Desert Dr. 89/08  
Carol Handegard

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

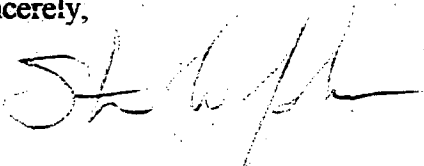
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4013 MC BRIDE DR.  
LV NV 89102

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

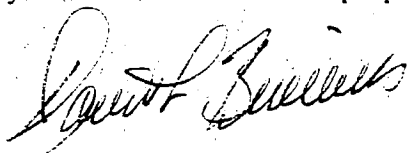
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6652 Messenger Ct.  
LV, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

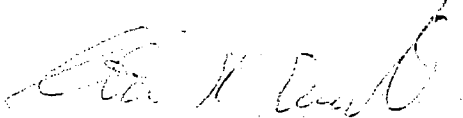
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6652 MESSENGER CT  
LV NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

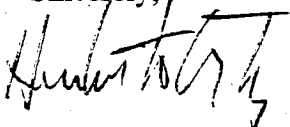
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6246 wheelbarrow pk dr.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

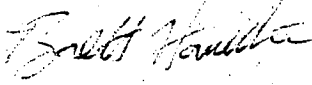
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6416 wheelhouse pete Dr.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

6916 W. Sahara Ave

*[Handwritten signature]*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

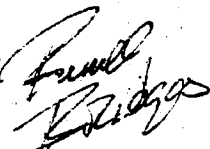
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6420 WHEELBARROW  
PEAK DR.



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Cheryl Ammon*

Address:

*6421 Wheelbarrow Peak Dr  
Las Vegas, NV 89105*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Keith A. Noma*

Address:

*6425 Wheelbarrow Road Dr  
LV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

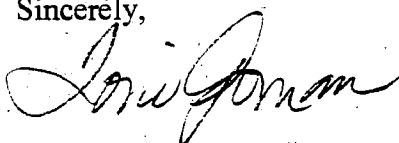
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6425 Wheelbarrow Peak Dr  
LV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

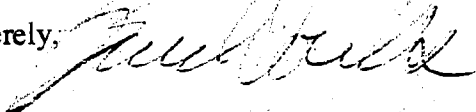
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6928 Wheelbarrow  
Fork Dr.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6729 WHEELBARROW P. DR.  
LAS VEGAS, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6429 WHEELBARROW PEAK DR.  
LAS VEGAS, NV. 89106

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

6426 Wheelbarrow Peak



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

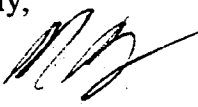
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6440 WHEELBARROW  
PEAK  
CN NV 89108



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

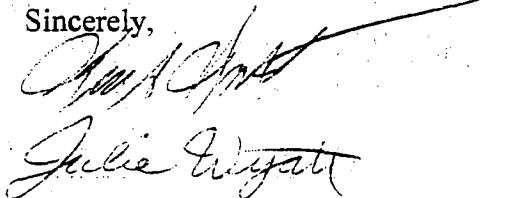
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6441 Wheelbarrow PK Dr  
Las Vegas NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Naren Starbird*

Address:

6500 WHEELBARROW  
PEACH  
D  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

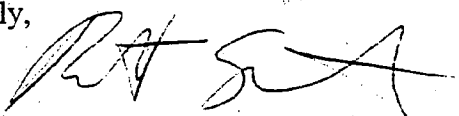
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6500  
WHEELBARROW  
PARK  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Ram Ojeda*

Address: 6501 Wheelbarrow Peak  
LV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

*Walter Harmon Park Dr.*  
6504

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Cathy L. Perrow*

Address:

*6504 Wheelbarrow Peak Dr.  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Jewelene Johnson

Address:

6505 Wheelbarrow  
LV NV 89108



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

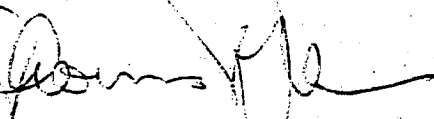
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

  
THOMAS T. JOHNSON

Address: 6505 WHEELBARROW PEAK DR  
LAS VEGAS 89108



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Mary Ann Ray*

Address:

*6508 Yucca Avenue  
Las Vegas NV 89105*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Donna M. Jolly*

Address:

*6520 Wheelbarrow Park  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Joe JACOBSON*

Address: *6521  
Wheelbarrow Peak Dr.  
Las Vegas NV, 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

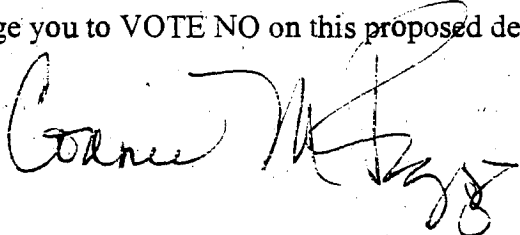
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6524 Wheelbarrow Peak  
LV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Charles M. Rupp*

Address:

*6524 Wheelbarrow Peak Dr  
LV NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Miguel Rios M.*

Address:

*6529 Wheelbarrow Peak DR.  
LAS VEGAS NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Marcela Hernandez

Address:

6529 Wheelbarrow Pr. Dr.  
Las Vegas N.V 89108.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

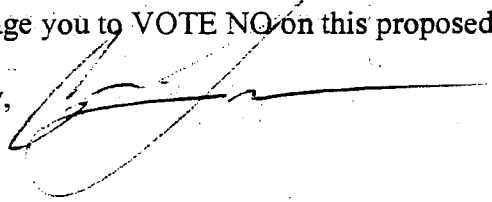
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6532 Wheelbarrow  
Lake Dr - Las Vegas NV  
89108 -



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

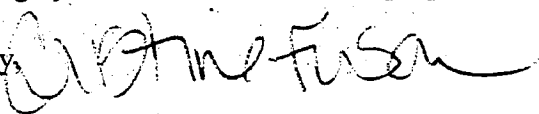
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6532 Wheelbarrow PK  
Las Vegas NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

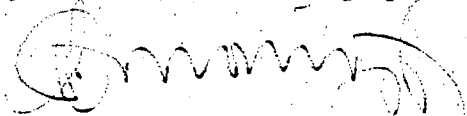
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6548 W Wheelbarrow

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Donna M.*

Address:

*6601*

*Wheel*

*Barrow*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

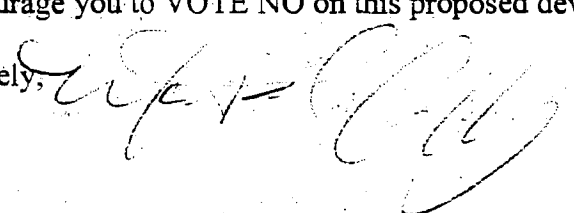
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

66004 CUNEE/BINER  
P.O. Box DL

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

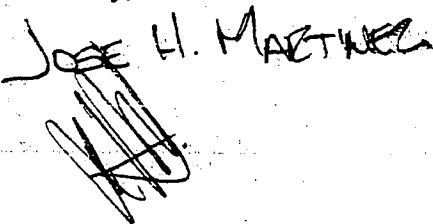
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

JOE H. MARTINEZ  


Address:

6605 WHEELBARROW PEAK.  
LV. NV.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

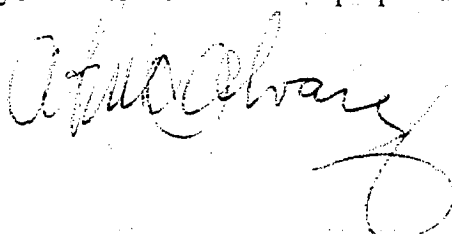
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6609 Wheelbarrow  
Peat  
Dr

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

Chas & Carissa  
Berard  
6613 Wheelbarrow Peak  
Lv NV 89115

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

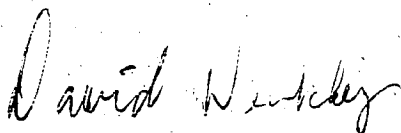
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6617 WHEELBARROW PK DR



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

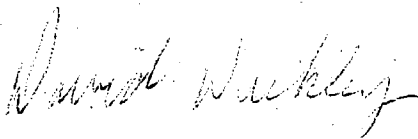
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

Proud Supporter of The Humane Society of the United States  
 Holly Weekley  
6617 Wheelbarrow Peak Dr.  
Las Vegas, NV 89108-5740

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

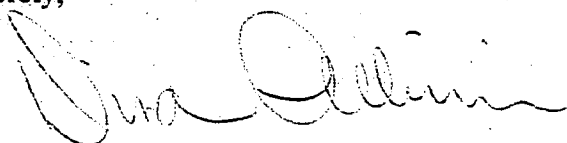
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:



Ms. Dina M. Albin  
6621 Wheelbarrow Peak Dr.  
Las Vegas, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6629 W 42nd Avenue MC

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Renee Miranda*

Address:

*6640 Wheelbarrow PK  
89110 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6644 Lakeside Canyon  
89108  
Rt 2

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Pat Hamrell*

Address: *6252 Cherrywood*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Mrs. Mary Lou Wood*  
Address: 6260 Chimney Wood

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Sonia Herrmann*

Address: 6264 Chimney Wood LV



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

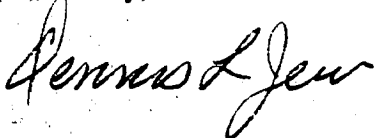
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6268 Chimney Wood, LV

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Charles Fick*

Address:

*6269 Chimney Wood Dr  
Las Vegas NV  
89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Jeanne Thornton*

Address:

*6276 Chimney Wood Ave  
LV, NV. 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Ferris Thorton*

*6276 Chimney Rock Ave*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

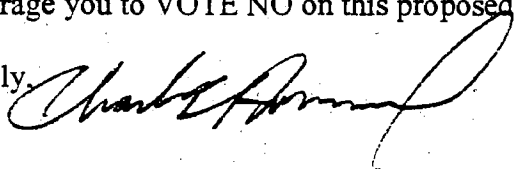
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6277 Chimney Wood Ave  
Las Vegas NV  
89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Margaret R. Mills*

Address:

*4300 Chimney Wood Ave  
LV NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Howard C. Mills*

Address:

*6300 CHIMNEYWOOD DR  
LV NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Foretta Taverdi*

Address:

*6304 Chimney Wood Ave  
Las Vegas NV 89130*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Charles T. Gallina*

Address:

*6320 CHIMNEY  
WOOD, LAS VEGAS NV  
89103*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*William Baker*

Address:

*6533 Romance Cir*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Sandy Balkinshaw*

Address:

*6512 Romance Cir.  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

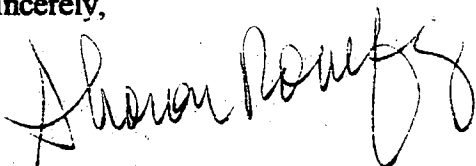
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6513 Remover Circle  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

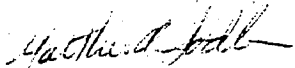
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6516 Romance Cir.  
Las Vegas, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Don & Sally  
Swann*

Address:

6521 Romance Cir.  
LAS VEGAS, NV 89119

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



WALTER K. STRAUB

Address:

6524 ROMANCE CIRCLE  
LAS VEGAS, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

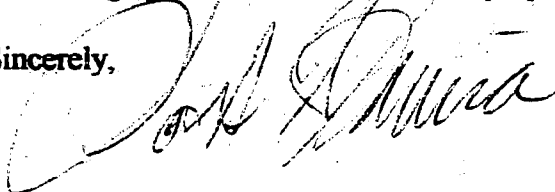
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6525 ROMANCE CIR  
LV NV 89108



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

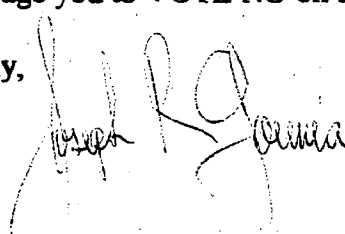
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6525 ROMANCE CIR  
LV NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

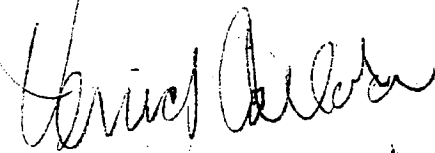
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

  
DERECK CALLAHAN  
DUP

Address:

6528 ROMANCE CIR  
LAS VEGAS NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

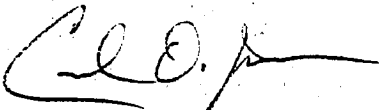
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

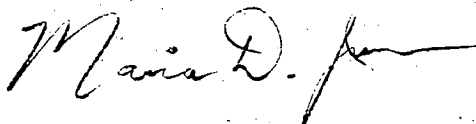
There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



AND



Address: 6536 Romance Circle

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Pam Bonnell*

Address:

*6540 W. Romance Ci*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

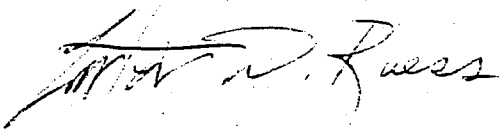
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6541 ROMANCE CIRCLE  
Las Vegas, NV. 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*James & Crystal Hollins*

Address:

*6544 Roman Circle  
LV NV  
89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

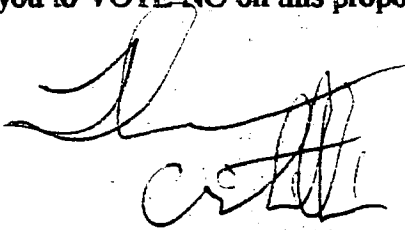
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6545 Romance  
Las Vegas NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Mary Costello*

Address:

*6545 Romance Cr  
Las Vegas, NV  
89107*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, 

Address: 6529 DOBSON DR

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

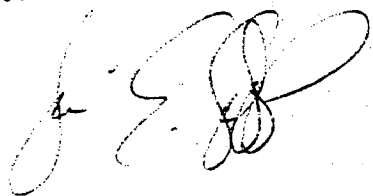
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6517 Doby Peak Dr  
Las Vegas, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekiy

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Denise L. O'Brien McDonald*

6509 Doby Peak Dr.  
Las Vegas NV, 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Terrence H. Healy* Address: *6506 Doby Peak Dr.*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Kathy R. Miller

Address:

6505 Doby Peak Drive

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Latha Trujillo*

Address:

*6501 Doby Peak Dr  
Las Vegas NV 89104*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*M.J. Phillips*  
M.J. PHILLIPS

Address:

6441 DOBY PEAK



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

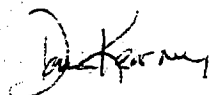
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6673 Pleasant Plains Way  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Gerald Karmy*

Address:

6673 Pleasant Plains Way  
89168

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

Mark McCullough

4324 Wandy Hollow  
LV Nev 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

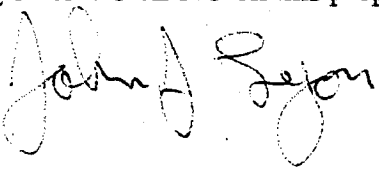
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4628 Windy Hollow  
LV, NV 89130

395-5417

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

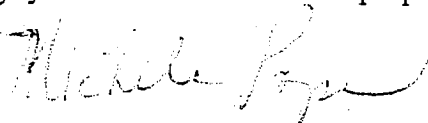
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4304 Fox Point Dr  
L.V. NV 89103

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

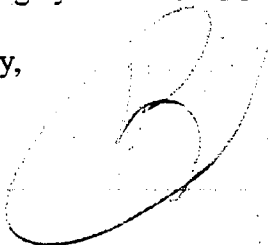
The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:



6724 Fox Point  
LV NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Jenna Gentry*

*4300 Fox Pointe Dr*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Michael Mack*  
4316 Fairport  
89108



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

**This extremely dense development will have the following negative impacts:**

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;**
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;**
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.**

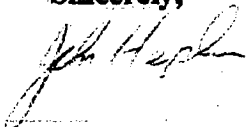
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

823 Fox Point Dr  
Las Vegas, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address: 9332 Fox Point Dr  
89103

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Earl A. Auer*

Address:

*4337 Fox Point Dr  
Cv. N. V. 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

**This extremely dense development will have the following negative impacts:**

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;**
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;**
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.**

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Mary L. Buller*

Address:

*4336 Exposit Ave  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

**This extremely dense development will have the following negative impacts:**

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;**
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;**
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.**

**In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.**

**The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.**

**There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.**

**I encourage you to VOTE NO on this proposed development.**

Sincerely,

*James R. Linn*

Address:

*4536 Top point Dr.  
Las Vegas, NV 89105*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

**This extremely dense development will have the following negative impacts:**

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;**
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;**
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.**

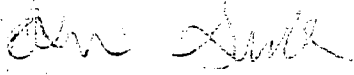
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

4336 Fox Point Cir.  
Las Vegas, NV 89105

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

**This extremely dense development will have the following negative impacts:**

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;**
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;**
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.**

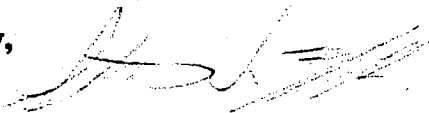
**In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.**

**The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.**

**There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.**

**I encourage you to VOTE NO on this proposed development.**

Sincerely,



Address:

YES FOR RAINBOW ST

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

**This extremely dense development will have the following negative impacts:**

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;**
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;**
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.**

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Handwritten signature: R. U. 2/2/04*

*Handwritten address: 4319 Foxpoint Dr. 89108*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

**This extremely dense development will have the following negative impacts:**

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;**
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;**
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.**

**In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.**

**The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.**

**There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.**

**I encourage you to VOTE NO on this proposed development.**

Sincerely,



Address:

4352 Fox Point dr.  
LV, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Randy Reynolds* Address: 4553 E Point Ave  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7033 Golden Desert  
LV 89129

*Handwritten signature: Pamela Davis*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to a neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*William Smuck*

Address:

7100 GOLDEN DESERT AVE  
L.V. NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to a neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Scott Robinson* 7101 Golden Desert

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6604 Messenger Ct  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*David E. [Signature]*

*6613 Messenger  
LV, NV 89108*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Richard Delgado*

Address:

*6616 Messenger Ct.  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

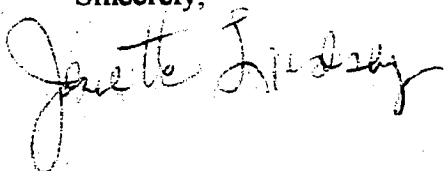
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6624 Messenger Court  
Las Vegas NV 89102

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

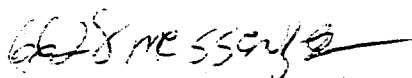
There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

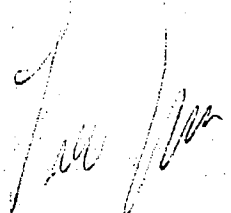
There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

6632 Messenger Ct  
89108



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

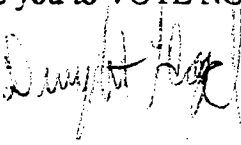
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

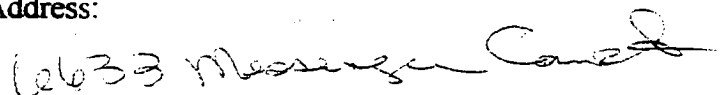
There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

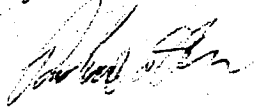
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6640 Messenger Ct.  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

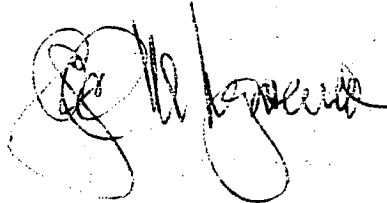
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6641 Messenger Court  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Carol J. Magowan*

Address:

*6641 Mesquite Ct  
Las Vegas 89108*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Tanissa Mendoza*

Address: *6649 Mesquite Ct.*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

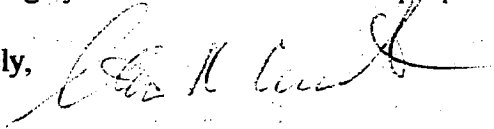
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6652 messenger ct  
LV NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

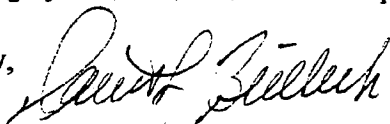
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6652 Messenger Ct  
Las Vegas, NV 89105

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

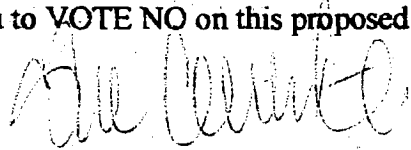
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6652 Messenger Ct  
LV, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

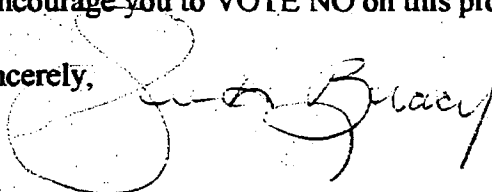
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6653 Messerly Ct  
L.V. NV 89105

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6656 Massena Ct.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Johnny Tolone*

Address:

*7001 Desert Cloud Ct.  
Las Vegas, NV 89139*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

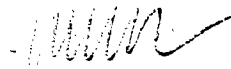
in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

  
Michael P. Landmann

Address:

7008 Desert Clover Ct  
Las Vegas, NV 89129



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

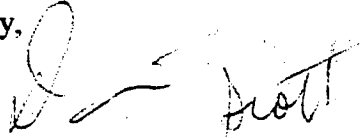
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7108 Desert Clover  
LV, NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Keith E. Monje*  
*Keith Monje*

Address:

*7112 Desert Cloud Ct.*  
*L.V. NV. 89129*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

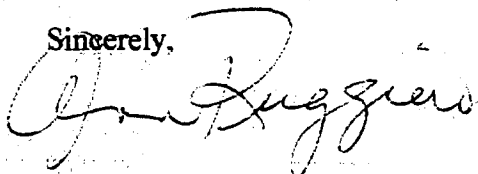
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7120 Desert Clover Ct  
LV NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7120 Desert Clover Ct  
LV NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address: 7121  
DESERT CLOVER

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

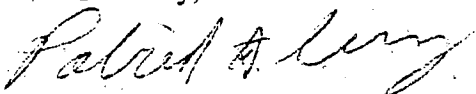
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

2141 DESERT CLOVER CT.  
LAS VEGAS, NV, 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

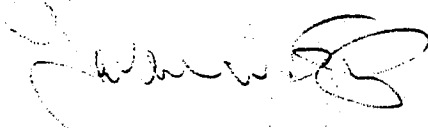
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7145 Desert Ave  
Las Vegas NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

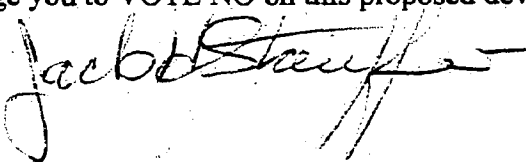
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7040 OLD VILLAGE AVE  
LV. 89129



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7041 Old Village Ave

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

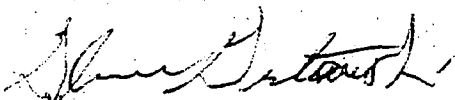
in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7112 Old Village Rd

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

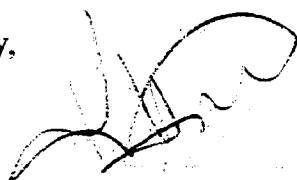
The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:



7114 OLD ULLMAN

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Anna Streicher*

Address:

*7028 Old Village Lane*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

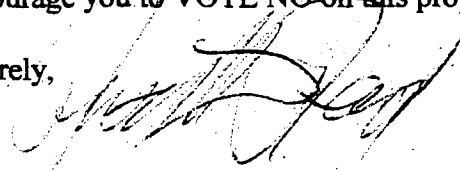
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7029 OLD VILLAGE AVE.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

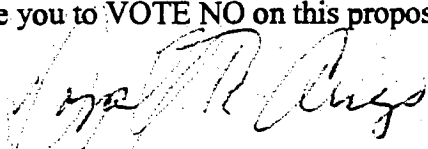
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7021 Old Village

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

1. Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
2. Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
3. Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Jackie Anderson*

Address:

*7024 Old Siltage Ave*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

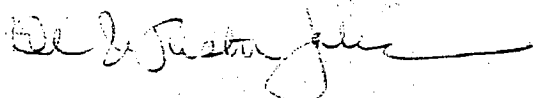
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7020 Old Village Ave  
LV NV 89129



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

Fernando & Rocio Guerrero 7005 Old Village Ave.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Blanca Cepileva*

Address: 7000 OLD VILLAGE DR

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Rosario Boyd*

Address:

*7104 Golden Desert Dr.*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Jan Jack*

Address:

*7116 Golden Desert*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7133 Golden Desert Ave

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Thomas B. Cain*

Address:

7136 GOLDEN DESERT  
LV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Curt Huntton*

Address:

*7008 Junction Village*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7021 Junction Village Ave  
Las Vegas, NV  
89129



Please Sign and

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7028 Junction Village

Kin Workman

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7033 Junction Village  
Ave.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7101 Junction  
Villaggio  
FV NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

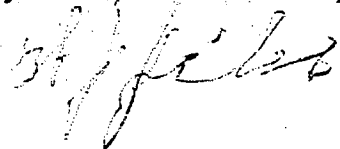
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7113 June Road W/489  
Apt. 39127

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Michael J. Beck*

Address: 7121 Junction Village Ave  
Las Vegas NV.  
89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Monicrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

Kellen Ehrenberg      6924 Fairpeak Dr

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Shirley J. Post*

Address:

*6425 Faith Peak Dr.  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Eugene B. Post*

Address:

*6425 Faith Park Dr  
Las Vegas,  
Nevada 89108*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

William T. Gironde

Address:

6424 Faith Peak Dr

658-6894

89101

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Deanna Mayville*  
*Deanna Mayville*

Address:

*PLEASE !!*  
*6428 FAITH PEAK DR*  
*LAS VEGAS NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

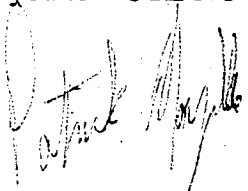
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6428 Faith Peak Dr.  
Las Vegas NV 89109

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Sara K Garcia*

Address:

*6429 FAITH  
PEAK DR LVNV  
201103*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Carol Richardson*

Address:

*4512 Faith Plk Dr.  
LV NV 89108  
702 656 9839*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Gary Richardson*

Address:

6512 FARMER PEAK  
LAS VEGAS NV  
89104

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

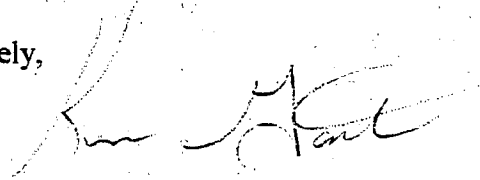
The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:



4000 Village Shore Ct

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

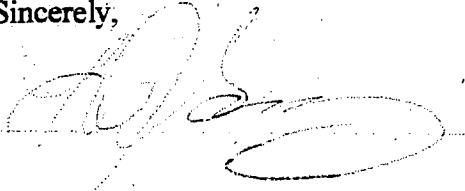
There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7005 Village Shores





Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Megan Rogers

Address:

703 Village Square  
Ct. 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Betsy Peterson*

Address:

*7025 Village Shore CT*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

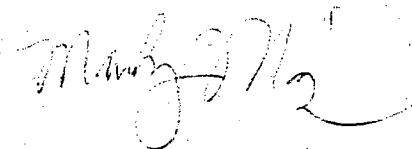
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7032 Village Shores Ct.  
LV NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Mary Kambura*

Address:

*7036 Village Shore Ct*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Michael Mack*  
7040 Village Shores  
LV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

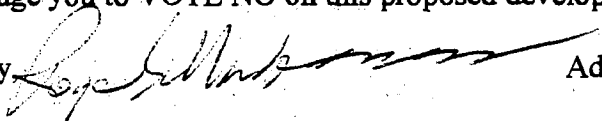
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7100 Village Square

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

7124 Village Shore  
Las Vegas, NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7125 Village Shore Court  
LV, NV 89129



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*George T. Mason*

Address:

7132 VILLAGE SHORE CT  
L.V. NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 7133 VILLAGE SHORE CT.

89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Heidi L. Gonzales*

*7133 Village Shore Ct.  
Las Vegas, NV 89129*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

in addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Carla Vasse*

Address:

*7136 Village Shore Ct  
Las Vegas NV  
89129*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to y neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

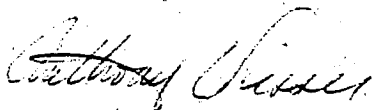
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. ~~There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.~~

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 7136 Village Shore  
Las Vegas NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Melinda CD*

Address:

7137 Village Shores  
LV NV  
89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to / neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Paul Remme*

Address:

7141 VILLAGE SHORE CRT

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- 1 Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- 2 Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- 3 Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Naruto Bonmart*

Address:

*7141 Village Shore Court*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Judy Linton*

Address:

*6216 Sierra Pines Ct.  
LV NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

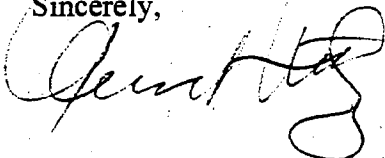
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6220 Stewart Pines CT

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6200 Sierra Pkwy  
LV, NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Jina Robnett*

Address:

*6224 Sierra pines Ct.  
LV, NV. 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

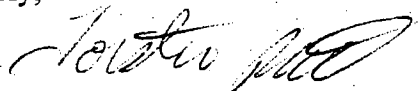
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6224 Sicarra Pines Ct  
LV NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

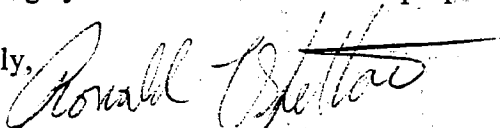
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6229 Sierra Point CT  
LAS VEGAS 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Marie E. Shabo*

*6229 Sierra Pass Ct  
LAS VEGAS NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Carly Long*

Address:

*6241 Sierra Pines Ct  
Las Vegas, NV 89130*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*William P Long*

Address:

*6241 Sierra Pines Ct  
Las Vegas NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*ESTHER F. WILLIAMS*  
*Esther Williams*

Address:

*6244 Sierra Pines Court*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

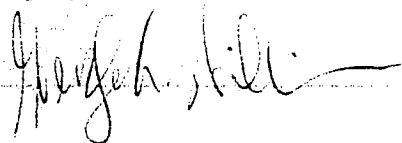
The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

GEORGE A. WILLIAMS



Address:

6244 SIERRA PINES CT.  
LAS VEGAS, NV. 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Joan Ribble*

Address:

*6300 Sierra Pines Ct  
Las Vegas, 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

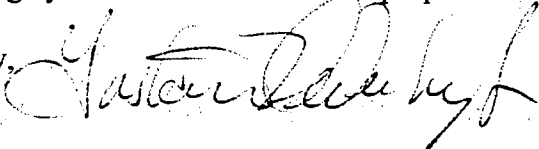
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6301 Sierra Pkwy

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

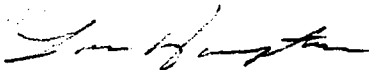
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6309 SIERRA PINES CT  
LAS VEGAS, NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Richard D Russell*

Address:

*6316 Sierra Pines Ct.  
LV NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

Sylvia Chavez

6320 Sierra Pines Ct.



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Ernesto Willis*

Address: *6321 Sierra Pines CT.  
L-V NV 89130-2344*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6375 Sierra Pines Ct.  
L.V. 89130.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Blanca Serrano*

Address: *6325 Sierra Pines Ct*  
*L.V. NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Charlotte L Stanley*

*6328 Donna Paine St  
20, NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

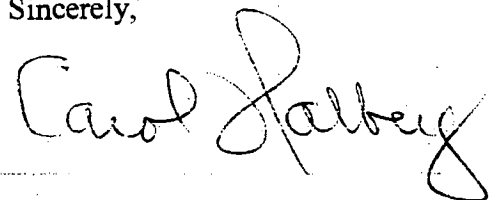
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6332 Sierra Pines Ct  
LV NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Randy Soper*

Address:

*6332 SIERRA  
FINES CT*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

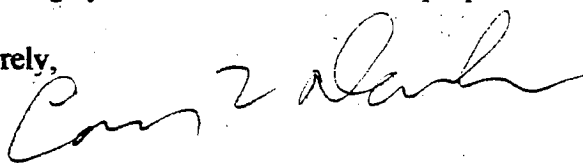
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6500 PAINTED DST. DR

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Vicki Johnson*

Address:

*6501 Painted Desert Dr*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Patrick W. Dwyer* Address: *6501 Painted Desert Drive*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

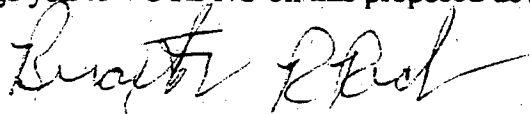
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6512 Painted Desert Dr  
LV NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

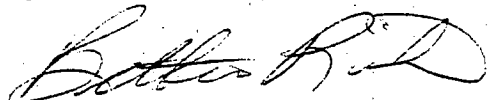
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6512 Painted Desert  
89108  
NO

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Liana I. Cho*

Address:

*6513 Painted Desert Dr.*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely, *Donald Varnum*

Address: *6601 Painted Desert*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

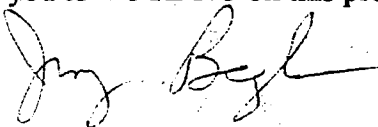
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6601 Painted Desert

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

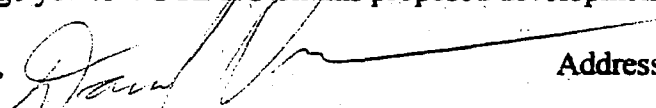
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6601 PAINTED DESERT DR  
LV NV 89105

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Shirley Varnum*

Address:

*6601 Painted Desert Dr.*



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Jamie L. Montgomery*  
Jamie L. Montgomery

Address: 6612 Painted Desert Dr.  
LV, NV

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

DEAN T. REED

Address:

6612 PAINTED DESERT DR  
LV NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Nicole Sullivan*

Address:

*(Relatives)*

*1612 Painted Desert*

*L.V. NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6913 Painted Desert Dr,  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Cynthia Speer*

Address:

*61413 Painted Desert Dr.  
89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Terry L. Hill*

Address: 6624 Painted Desert

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Camille J. Anderson*

Address:

*6646 Santa Fe Blvd Dr  
Las Vegas, NV  
89118*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Amel Fordgard*

Address: 6640 PAINTED DESERT DRIVE  
LAS VEGAS, NV 89108



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

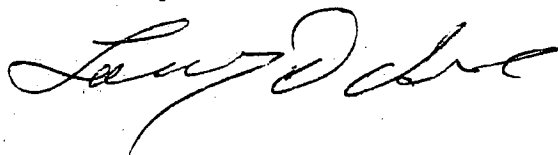
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6641 Painted Desert DR  
Las Vegas, Nevada  
89126

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Sharon L. Voss*

Address:

*6641 Painted Desert Dr.  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

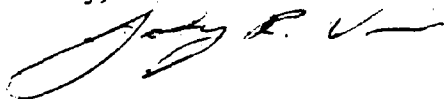
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6641 Painted Desert Dr.  
Las Vegas, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

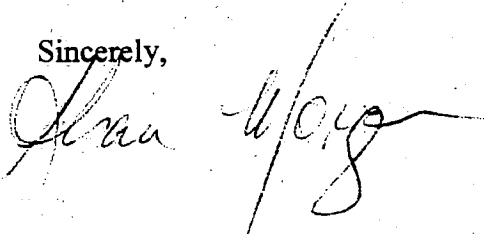
In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6253 Hill Haven Dr.  
Las Vegas, NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Sharla Langford*

Address:

*6253 Hill Haven Ave  
Las Vegas, NV  
89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
- Increase traffic at the Rainbow/Craig intersection, which is already overburdened and has one of the highest accident rates in the city.

In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Miller Giffen*

Address:

*6256 Hull House  
Las Vegas, NV 89130*