

IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF LAS VEGAS, A POLITICAL
SUBDIVISION OF THE STATE OF
NEVADA,

Appellant,

vs.

180 LAND CO., LLC, A NEVADA LIMITED-
LIABILITY COMPANY; AND FORE STARS,
LTD., A NEVADA LIMITED-LIABILITY
COMPANY,

Respondents.

180 LAND CO., LLC, A NEVADA LIMITED-
LIABILITY COMPANY; AND FORE STARS,
LTD., A NEVADA LIMITED-LIABILITY
COMPANY,

Appellants/Cross-Respondents,

vs.

CITY OF LAS VEGAS, A POLITICAL
SUBDIVISION OF THE STATE OF
NEVADA,

Respondent/Cross-Appellant.

No. 84345

Electronically Filed
Sep 30 2022 12:51 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 128, PART 33**

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Telephone: (415) 552-7272

Attorneys for City of Las Vegas

P. 01

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☒ I OPPOSE
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Planning Commission Meeting of 4/12/2016

[illegible]

City of Las Vegas
Dept. of Planning

13831812034 Case: GPA-63599
MALZMAN IRWIN C FAMILY TRUST
MALZMAN IRWIN C TRS
9332 FONTAINEBLEU DR
LAS VEGAS NV 89145-8653

53-54 P

26167

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

Planning Commission Meeting of 4/12/2016

113 BRDQNP1 89145

The general plan and existing zoning are a commitment from the city to its residents. The builder knew the zoning when he bought it. The city needs to support its voters, not predatory developers

Case: GPA-63599
13832213061
HORWITZ DAVID L & G REV LIV TR
HORWITZ DAVID L & GLORIA TRS
9101 ALTA DR #702
LAS VEGAS NV 89145



53-54P

ROR026082

26168

26169

Telephone Protest/ Approval Log

Meeting Date: 04/12/2016 PC Case Number: GPA-63599
70N-63601

Date: 04/04/2016
Name: Phyllis Binion
Address: 9831 Orient Express Ct
L.V. NJ. 08145
Phone: (702) 932-2460
☒ PROTEST ☐ APPROVE

Date: 04/04/2016
Name: Dominic Polizzotto
Address: Charlie Barn West LLC
3605 S. Town Center Dr Ste A
Phone: (702) 240-2655
☒ PROTEST ☐ APPROVE

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

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

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Name: _____
Address: _____
Phone: _____
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ROR026084

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



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

Case: GPA-63599
13931413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

7 UNITS PER ACRE TO
3000 UNITS !!!

113 BRDGNP1 89145

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53-54P

Please note the fax
number circled above
I have forwarded
to the CITY CLERK
Thank you

Corina Brown

702-229-6405



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

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City of Las Vegas
Dept. of Planning

THIS WAS GOLF OR BARKLAND
AND NOW TO CITY KNOWS
HOW MANY HOMES ARE
TO BE BUILT.

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



Case: MOD-63600
13931413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8544

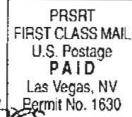
ROR026085

26171

IT'S ENTIRE DEVELOPMENT PROJECT AS PROPOSED BY
ETHB CORP. IS LUDACRUS ON SO MANY LEVELS. THE

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Las Vegas, Nevada 89106

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



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

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

13831812014
FABER MONICA T
9301 FONTAINBLEU DR
LAS VEGAS NV 89145-8652

Case: GPA-63599

UPON IT
FOR
ENTRANCE!
EXIT. HOW??!

ETHB EXPECTS HOMEOWNERS TO
WILLINGLY LOWER THEIR HOME VALUE
THEIR QUALITY OF LIVING AND THEIR
CHILDREN'S EDUCATION? NO WAY!!

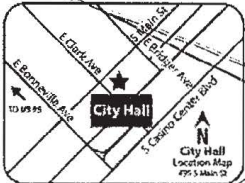
ETHB. WANTS TO STEAMROLL

EXISTING HOMEOWNERS, LOWER THE
QUALITY OF LIVING ON A GOVE
COURSE HOME VALUES AND TAX

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

13831812014
FABER MONICA T
9301 FONTAINBLEU DR
LAS VEGAS NV 89145-8652

Case: MOD-63600

ABIDE
BY THE HOA IN PLACE.

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



ROR026086

26172

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☐ I SUPPORT this Request.

☒ I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

113 BRDGNF1 69145

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

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

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

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

Planning Commission Meeting of 4/12/2016

11G BRDGNP1 09145

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

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

7 UNITS PER ACRE TO
3000 UNITS!!!

[Handwritten musical notation]

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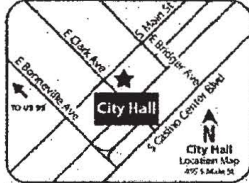
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26173

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☐ I SUPPORT
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GPA-63599 & ZON-63601 [PRJ-63491]
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13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

Case: GPA-63599

113 BRDGNP1 89145



53-54P

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MOD-63600 & DIR-63602 [PRJ-63491]
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13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
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LAS VEGAS NV 89145-8665

Case: MOD-63600

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ROR026088

26174

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

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98 BRDGNP1 92261

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

53-54P

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☒ I OPPOSE
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98 BRDGNP1 92261

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

Apr. 4. 2016 12:25PM

No. 7388 P. 2

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I SUPPORT
this Request



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

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

Case: GPA-63599

113 BRDGNF1 89145



53-54A

ROR026090

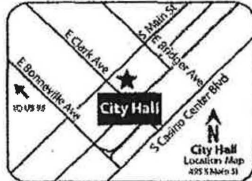
26176

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

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

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Case: GPA-63599
13831711003
CULP GORDON & SMITH ROSEMARY TR
CULP GORDON L TRS
653 RAVEL CT
LAS VEGAS NV 89145-8628

113 BROCHP1 89145



Submitted after final agenda

Date 04/12/2016 Item

53-54P

ROR026091

26177

FROM :

PHONE NO. :

Apr. 08 2016 12:09PM P1

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

Planning Commission Meeting of 4/12/2016

Total Plan Seeking Approval
will create a significant
increase in traffic - potential
Hazards

Ralph H. Dakedduk

13831213012 Case: GPA-63599
DAKDDUK FAMILY TRUST
9617 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8674

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ROR026092

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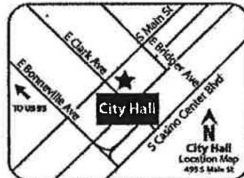
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I SUPPORT
this Request



I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145



plan does not conform with Queenridge community. Homes will not be part of Queenridge community area will be disjointed and chaotic. I strongly oppose

13831311018 Case: GPA-63599
PETERS XENOPHON
9817 WINTER PALACE DR
LAS VEGAS NV 89145

53-54P

ROR026093

26179

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

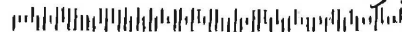
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13832213078 Case: GPA-63599
SADOFF LAURENCE R & PATRICIA L
9101 ALTA DR #1004
LAS VEGAS NV 89145

113 BROGHI 89145



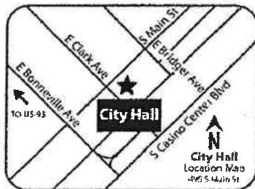
ROR026094

26180

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

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

Planning Commission Meeting of 4/12/2016

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APR 7 2016

City of Las Vegas
Dept. of Planning

Case: GPA-63599
13831416023
CHOZAHINOFF FAMILY TRUST
CHOZAHINOFF IGAL & BARBARA TRS
9605 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

p.1

17022407107

113 APR 11 2016



Barbara Chozahinoff

Apr 07 16 02:58a

53-54 P

ROR026095

26181

No. 0242 P. 1

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

① It "sets a precedent" for everybody to purchase a recreational land & increase the value of his land by rezoning to residential area, which leads to destruction of recreational areas in the city.

② The owner makes profit at the cost of destruction of beautiful residential neighborhood & depreciation of the value of houses in the area.

③ The increase in population & congestion will lead to significant traffic & schooling problems.
④ Many big ugly cities of third world countries.

just because of poor planning & destruction of recreational spaces. Do not let this happen in Las Vegas.

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City of Las Vegas
Dept. of Planning

Case: GPA-63599
13851812012
MAJIDI FARZAD
ASAD SHADABA
9308 FONTAINBLEU DR
LAS VEGAS NV 89145-8652

113 BRDGNP1 89145

Apr. 6, 2016 2:19PM

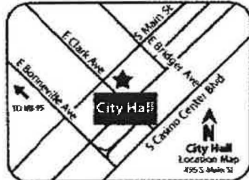
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ROR026096

26182

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Development Services Center
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Las Vegas, Nevada 89106

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

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APR 7 2016

City of Las Vegas
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Case: GPA-63599
13831815009
HUMM TOM J & MARCY A
1016 SECRET GARDEN ST
LAS VEGAS NV 89145-8697

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04/06/2016 19:38 7023676395

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PAGE 01

113 BRDGNF1 89145



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ROR026097

26183

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

Planning Commission Meeting of 4/12/2016

113 BDCNP1 89145

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Case: GPA-63599
13831314011
YU FRANK S & JOY W REVOCABLE TR
YU FRANK S & JOY W TRS
9721 ORIENT EXPRESS DR
LAS VEGAS NV 89145-8702

53-54P

ROR026098

26184

Apr 05 16 07:58p

Walter H Schuette

503 658-8139

p.1

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Las Vegas, Nevada 89106



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

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
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13831214023 Case: GPA-63599
SCHUETTE FAMILY TRUST
SCHUETTE WALTER H & MAUREEN TRS
12965 SE WIESE RD
DAMASCUS OR 97089-8347

1 1 6 APR 05 16 07:58p



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26185

John Ciucci

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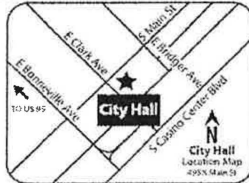
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

APR 11 2016

City of Las Vegas
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

This development will greatly impact the Tudor Park Place neighborhood and especially the homes overlooking Badlands golf course - of which I own 8152 Tudor Park A.

I oppose this
Golf Course

13831615047
D A G VEGAS LLC
3156 WILLOW POINTE DR
RICHLAND WA 99354

Case: GPA-63599

122 BRDGP1 99354



53-54P

ROR026100

26186

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☒ I OPPOSE
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SPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BROCHP1 89145



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13832414051 Case: GPA-63599
ROGERS FAMILY TRUST
ROGERS EUGENE E & WILMA J TRS
9105 W HAMPSTEAD AVE
LAS VEGAS NV 89145-8521

53-54P

ROR026101

26187

City of Las Vegas
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☒ I OPPOSE
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Roger P. Wagner

1 1 3 BRDGNF1 89145

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Dept. of Planning

13831311006 Case: GPA-63599
WAGNER FAMILY TRUST
WAGNER ROGER PHILIP & CAROLYN GI
9720 WINTER PALACE DR
LAS VEGAS NV 89145

Roger & Carolyn Wagner
9720 Winter Palace Drive
Las Vegas
Nevada 89145-8636



53-54P

ROR026102

26188

City of Las Vegas
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

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

Case: GPA-63599

113 BRDGNP1 89145



53-54 P

ROR026103

26189

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89146

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City of Las Vegas
Dept. of Planning

Case: GPA-63599
13832213161
PEETERSON LOREN S & ARLENE
9103 ALTA DR #701
LAS VEGAS NV 89146-8553



53-54 P.

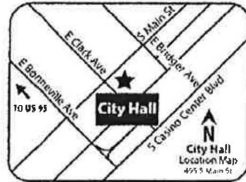
ROR026104

26190

951-245-1613

City of Las Vegas
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Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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

95 BROCK 1 92532

To have anything but a golf course
in this space would be unfair because
we purchased home in a "golf course
community." It especially would not be
right for the residents who
purchased homes on the golf course!
These residents paid extra for their
golf course lots.

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APR 11 2016

City of Las Vegas
Dept. of Planning

13831014011 Casa: GPA-63599
QUAN WILBUR & GERALDINE
9 DELLA CAVA LN
LAKE ELSINORE CA 92532-0141



Wilbur Quan/Luxe

Apr 11 16 11:49a

53-54P

ROR026105

26191

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

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

Planning Commission Meeting of 4/12/2016

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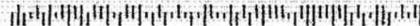
APR 12 2016

City of Las Vegas
Dept. of Planning

13831816011
KANE MICHAEL J III
7100 CLDORA AVE
LAS VEGAS NV 89117

Case: CPA-00039

71 BRDGNP1 63417



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

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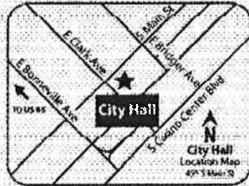
ROR026106

26192

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Development Services Center
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☐ I SUPPORT
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☒ I OPPOSE
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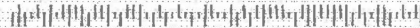
GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13831816011
KANE MICHAEL J III
7160 EL DORADO AVE
LAS VEGAS NV 89117

Case: CPA 63609

71 BROGNP1 89117



53-54P

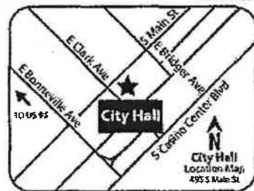
ROR026107

26193

City of Las Vegas
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EHB

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

Will improve community

113 BRDGNP1 89145

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APR 11 2015

City of Las Vegas
 Dept. of Planning

13831416020 Case: GPA-63599
 MAVERICK LIVING TRUST
 LEPIERE STACY A TRS
 9617 CAMDEN HILLS AVE
 LAS VEGAS NV 89145-8620



7029406931

04/07/2015 21:33

Submitted after final agenda

Date 04/12/2015

53-54 A

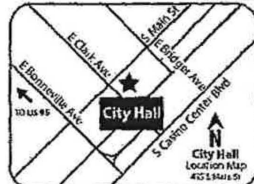
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I SUPPORT
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I OPPOSE
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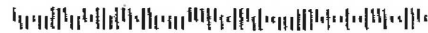
GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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

Case: GPA-63599

113 BRDGNP1 89145



53-54A

ROR026109

26195

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

Planning Commission Meeting of 4/12/2016

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Case: GPA-63599
13831702002
180 LAND CO L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

71 BRDGNP1 89117



S3-54 A

ROR026110

26196