

FILE HISTORY

[illegible]

FILE NO.: 2-0050-08

PROPERTY OWNERS

PROTESTS

1. _____
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APPROVALS

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FILE NO.: _____

Sep 18 02 11:01a

SADBERRY & HELMICK, O.D.'S, LTD.

GENERAL OPTOMETRY AND CONTACT LENSES

September, 18, 2002

Attention- City clerks office
fax # 382-4803

From: Weldon Ray Sadberry
5981 Alfred Drive * Las Vegas Nevada * 89108
702* 647*3099
Resident of Las Vegas, Nevada for 40 years

Due to my employment I am unable to attend the City Meeting
today @ 1:00pm. I had full intentions of attending, and speaking
on items, # 152 -GPA-0026-02
153 -Z-0050-02

Please note: I am against these proposals.

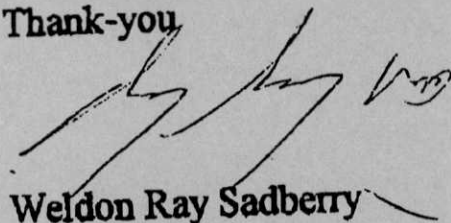
Our area does not justify this type of building.

Our area has already lost 4 children in the past 4 years due to the
traffic on North Jones. This is a rural area.

Our homes are built on $\frac{1}{2}$ & $\frac{3}{4}$ acer land. We have Quail, doves,
rabbits, roaming freely

Please read our statements made on August 22, 2002 and
DENY Their Request

Thank-you



Weldon Ray Sadberry

Protest

July 19, 2002

Mr. & Mrs. T. Murray
9100 Lawton Pine Ave.
Las Vegas, NV 89129
Owners of property at the west corner of cartier and bronco.
APN: 138-14-703-011 & 138-14-703-012

Re: Z-0050-02

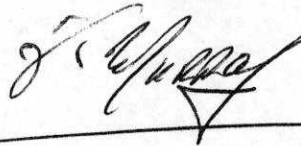
In the matter of rezoning APN 138-14-702-003 & 138-14-702-009 from undeveloped to multifamily Ward 5 (Weekly).

To Whom It May Concern:

When we purchased our property we had the intent of living in an area that was not so congested and that would have a more rural aspect to it. We do not think that the introduction of condominiums in the area is the greatest & best use for the above said property. The majority of the homeowners in the 750 ft. radius area are sitting on ½ acre lots that are custom or semi-custom homes that have a more independent lifestyle. Building condominiums in this area will make the place look very inconsistent plus impact the dollar value of our property. While recognizing the need for infill in Las Vegas we are open for other ideas or options for the above stated land, so our opinion is no we don't want condominiums that close to us.

Respectfully,

Tom & Anne Murray



Anne Murray

PLANNING AND
DEVELOPMENT

JUL 22 12 10 PM '02

RECEIVED

GPA-0026-02
Z-0050-02

7-25-02 PC

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July 17, 2002

To: City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Attn: Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

Ref.: GPA-0026-02 & Z-0050-02

From: William and Carolyn Lea
5809 Paseo Montana
Las Vegas, NV 89108-4113

Dear Mr. McCulloch,

We strongly object to this zoning change. We moved to our home in 1980 for the rural atmosphere created by the zoning that existed. This zoning change will effect this area in a negative way.

Secondly: Our "Rancho Las Vegas" horse bridle path ends directly across Jones Blvd. from the subject property. We have continually fought a flooding problem in that bridle path partially caused by the developments to the West of Jones.

Don't be fooled by the two U(R) zoned properties to the South of the subject property, that is a LDS Church. It was a welcome addition to our neighborhood. This is not.

Thank You,

William Lea & Carolyn Lea
William and Carolyn Lea

GPA-0026-02
Z-0050-02
7-25-02 PC
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Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: GPA-0026-02
2-0050-02

Date: 7/24/02
Name: Jessica Herman
Address: 6135 W. Brooks
89108
Phone: 631-5611
☒ PROTEST ☐ APPROVE

Date: 7/25/02
Name: Christina Lum
Address: 2815 N. Bronco St.
89108
Phone: 395-6127
☒ PROTEST ☐ APPROVE

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

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

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

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

2-0050-02
GPA-0026-02
7.25.02 PL

READ INTO RECORD

2P

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: GPA-0026-02
2-0050-02

Date: 7/23/02
Name: Earnestine Williams
Address: 2513 Morlang Ct.
89108
Phone: 658-0748
☒ PROTEST ☐ APPROVE

Date: 7/23/02
Name: James VanHooser
Address: 2501 Tan Bank
Court 89108
Phone: 656-8791
☒ PROTEST ☐ APPROVE

Date: 7/23/02
Name: Emond Irigoyen
Address: 2905 Maverick Street
89101
Phone: 645-3636
☒ PROTEST ☐ APPROVE

Date: 7/23/02
Name: Raul Payan
Address: 2960 Maverick
89108
Phone: 396-2275
☒ PROTEST ☐ APPROVE

Date: 7/24/02
Name: Rea Hassel
Address: ~~2915~~ 2915 Maverick St.
89108
Phone: 658-6180
☒ PROTEST ☐ APPROVE

Date: 7/24/02
Name: Luann Kutch
Address: 6081 Madra Mesa Dr.
89108
Phone: 655-7116
☒ PROTEST ☐ APPROVE

READ INTO RECORD

2-0050-02
GPA-0026-02
7.25.02 PC
6P

July 25, 2002

City of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, NV. 89101-2986
Attn: Ms. Adrienne Low and Planning Commission

FAX TRANSMITTED: 474-0352

RE: GPA #26-02, Item Number 28 and 29.
Robert M. and Patricia Schnider for Omega Development.

Dear Ms. Low and Commissioners:

On behalf of the NFPC, Neighbors For Positive Change, I would like to protest the above noted requests for changes in zoning.

As you are aware this area is rural density and the request is for a change to medium density. We feel that any density higher than what is currently surrounding this specific area would not be compatible with the current residents and their homes. The homes on both sides of Jones Blvd. and to the east of Jones are on half acre parcels with the homes surrounding the other three sides of this property are a slightly higher density. We feel any new development should be a reflection of the density of the existing homes, especially those facing Jones Blvd.

Nor is the actual design of the proposed development of a similar or like nature as the existing neighborhood homes. The proposed structures' appearance is more of a military barracks look than that of a good, well built, quality home.

The additional vehicular traffic around and onto Jones Blvd. is, in our viewpoint, another negative item to consider when contemplating approval of this proposal. Jones Blvd. is already a very busy street and current residents face extremely high traffic right now, especially during the early morning and late afternoons/evenings. The traffic from Jones Blvd. through the streets of Shiela, Madra Mesa and Alfred Drive alone has increased dramatically with people going back and forth to Doris Reed Elementary School or taking the "short cut" through to Decatur Blvd. When the other development on Michael and Madre Mesa is completed it too will be increasing the amount of east west traffic in this area.

Another consideration is the fact that there have been deaths and/or accidents at or very close to the Jones/Madre Mesa intersection. Children use that area for crossing to and from the nearby schools. Jones Blvd. is a fast moving dangerous street and adding more traffic is only asking for more problems.

We are proud of our homes and neighborhood. We chose this area because of its peacefulness and character. We would greatly appreciate your assistance in maintaining this character. We urge you to please deny this particular request and any requests in the future for development that is not cohesive with the surrounding neighborhood(s).

Sincerely,



Jody Lee
Neighbors For Positive Change

GPA-0026-02
Z-0050-02
7.25.02AL
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READ INTO RECORD

Telephone Protest/Approval Log

Meeting Date: July 25, 2002

Case Number: GPA-0026-02
2-0050-02

Date: 7/22/02
Name: Mr & Mrs. Vicki Mildice
Address: 2508 Maverick Street
89108
Phone: 656-9405
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Gary Bruno
Address: 6131 W. Bronco Loco Ct
89108
Phone: 645-5385
☒ PROTEST ☐ APPROVE
don't want apartments on 1/2 acre properties.

Date: 7/22/02
Name: Loma Graham
Address: 6170 Madra Mesa Dr.
89108
Phone: 645-8912
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Karen Butta / Frank
Address: 2935 N. Maverick
89108
Phone: 656-7319
☒ PROTEST ☐ APPROVE

Date: 7-22-02
Name: APRIL ASHWORTH
Address: 2500 MORLANGE CT
Phone: 656-6854
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Jennifer Jeskey
Address: 2930 Maverick Street
89108
Phone: 645-0712
☒ PROTEST ☐ APPROVE
GPA-0026-02
2-0050-02
7-25-02 PC
LP

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: GPA-0026-02
Z-0050-02

Date: 7/22/02
Name: Tom/Gail Adams
Address: 6038 W. Cartier St.
89108
Phone: 645-6522
☒ PROTEST ☐ APPROVE

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

Date: _____
Name: _____
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☐ PROTEST ☐ APPROVE

GPA-0026-02

Z-0050-02

7-25-02 PC

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July 18th, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. McCulloch,

Please accept this letter as my objection to the proposal to amend and rezone the subject property involved in case numbers: GPA-0026-02 and Z-0050-02.

My wife, five children and I live within the notification area. We purchased our home here because of the current zoning. We want to continue to live in an area where rural density exists. We believe the current zoning adds to the character of our neighborhood. We are grateful for this zoning and enjoy the tradition that has been maintained.

Regretfully, the Schnider Family Trust, on behalf of Omega Development, would have their property zoning changed to accommodate medium density residential zoning. This would change the ambiance of our neighborhood. It may leave my family with a feeling of disappointment for having purchased our home in an area ideally zoned and ideally located for us, only to watch it revert in appearance to the area from which we happily moved.

The use of the subject property for medium density residential purposes is restricted by our current zoning. We would like Omega Development to honor the tradition of our neighborhood and build within the limits of our current zoning laws.

Please consider the opinion of my family in full objection to the Schnider Trust and Omega proposal.

Sincerely,

Handwritten signatures of Greg and Katherine Rice, separated by a diagonal line.

Greg and Katherine Rice and Family
5901 Sheila Avenue
Las Vegas, Nevada 89108
702 889-9684

GPA-0026-02
~~Z-0050-02~~
7-25-02 PC
P

July 18, 2002

To: City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Attn: Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

Ref.: GPA-0026-02 & Z-0050-02

From: Kevin and Lora Farrell
5804 Paseo Montana
Las Vegas, NV 89108-4113

Dear Mr. McCulloch,

We strongly object to this zoning change. We moved to our home just a few short years ago for the rural atmosphere created by the zoning that existed. This zoning change will effect this area in a negative way.

Secondly: Our "Rancho Las Vegas" horse bridle path ends directly across Jones Blvd. from the subject property. We have continually fought a flooding problem in that bridle path partially caused by the developments to the West of Jones.

Don't be fooled by the two U(R) zoned properties to the South of the subject property, that is a LDS Church. It was a welcome addition to our neighborhood. This is not.

Thank You,

Kevin & Lora Farrell
Kevin and Lora Farrell

RECEIVED LATE

GPA-0026-02

Z-0050-02

7-25-02 PC

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Telephone Protest/ Approval Log

Meeting Date: 7/25/02

Case Number: Z-0050-02

Date: 7/25/02
Name: Debra Cummings
Address: 6115 W. Brooks Ave
89108
Phone: 658-1008
☒ PROTEST ☐ APPROVE

Date: 7-25-02
Name: Dhea Delgado
Address: 2845 N. Bronco St.
89108
Phone: 658-2574
☒ PROTEST ☐ APPROVE

Date: 7/26/02
Name: Elain Felden
Address: 2815 N. Jones
89108
Phone: 645-6670
☒ PROTEST ☐ APPROVE

Date: 7/26/02
Name: Mike Chupa
Address: 2855 N. Bronco St
89108
Phone: 645-3867
☒ PROTEST ☐ APPROVE

Date: 7/29/02
Name: Georgia Malone
Address: 2865 N. Bronco Street
89102
Phone: 645-8695
☒ PROTEST ☐ APPROVE

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

Z-0050-02
GPA-0026-02
5P

RECEIVED LATE

Robert D. Zimmerman
2880 Maverick St.
Las Vegas, NV 89108

Planning Commission
731 S. 4th St.
L.V., L.V. 89101

Lawrence Weekly
Las Vegas City Councilman
400 Stewart Ave.
L.V., NV 89101

Dear Commissioners & Councilman Weekly:

I am writing to express my opposition to the rezoning request for the land at the northwest corner of Madre Mesa and Jones from "undeveloped rural density" to multi-family residential [Item number Z-0050-02]. With that zoning this four acre lot could be used to build 13 apartment units. This change would be inconsistent with the neighborhood, which is one of custom homes on large lots, and decrease the values of homes in the neighborhood. It would also cause traffic congestion, both on our local neighborhood streets but also on Jones. I also feel that it would overcrowd the local schools which were built to accommodate the current zoning. Brinley Middle School was just expanded this year to catch up with current enrollment.

Sincerely Yours,

Robert D. Zimmerman



RECEIVED LITE

GPA 0026-02
Z-0050-02
P

Telephone Protest/Approval Log

Meeting Date: Aug. 22, 02

Case Number: Z-0050-02
GPA-0026-02

Date: 8/19/02
Name: Drexel Steward
Address: 2845 N. Jones Blvd
89108
Phone: _____
☒ PROTEST ☐ APPROVE

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

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

GPA-0026-02

Z-0050-02
8-22-02 PC
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Las Vegas City Planning Zoning Meeting July, 25, 2002 7-15-02
 Thursday 6 p.m. City Council Chambers 400 Stewart

Case number : GPA 0026-02

Rezoning Case Number Z-0050-02

We are Opposed to the Rezoning from R (Rural Density) to
 R-3 (Medium Density Residential)

Signature	Printed Name	Address	PHONE
<i>John D. Hunt</i>	John D. Hunt	5948 Madre Mesa	648-0633
<i>Maurice L. Keith</i>	MAURICE L. KEITH	5924 MADRE MESA	638-8516
<i>Cheryl Wells</i>	Cheryl Wells	5650 madre mesa	254-7466
<i>Linda Cox</i>	LINDA COX	5824 MADRE MESA	648-7686
<i>Fred Castaldi</i>	FRED CASTALDI	5875 MADRE MESA	638-6603
<i>Jack Ostermer</i>	JACK OSTERMER	5851 MADRE MESA	646-5859
<i>Jay Gek</i>	JAY GEK	5710 MADRE MESA	647-4326
<i>Emmy Kynan</i>	Emmy Kynan	5664 madre mesa	646-3577
<i>Sandra D Childs</i>	SANDRA D CHILDS	5639 MADRE MESA	647-0320
<i>Bryce Chestoff</i>	Bryce Chestoff	5642 Madre Mesa	656-9415
<i>Tom Muhl</i>	Tom Muhl	5619 madre mesa	648-0186
<i>Craig King</i>	CRAIG King	5597 madre mesa	658-2558
<i>John Peterson</i>	JOHN PETERSON	5575 MADRE MESA	278-5561
<i>Eleanor C. Scholl</i>	ELEANOR C. SCHOLL	5553 MADRE MESA	648-5553
<i>Barbara Carlile</i>	BARBARA Carlile Angione	5531 Madre Mesa	648-2410
<i>Phyllis Gifford</i>	Phyllis Gifford	5620 Madre Mesa	646-1154
<i>Randy Carlson</i>	Randy Carlson	5645 madre mesa	646-0661
<i>Polly J. Welch</i>	POLLY J. WELCH	5802 MADRE MESA	648-0257
<i>Sharon Hicks</i>	SHARON HICKS	5817 MADRE MESA	647-2180
<i>Michelle Locatelli</i>	Michelle Locatelli	5778 Madre Mesa	631-3499
<i>Ramona Pace</i>	RAMONA PACE	5732 Madre Mesa	648-1850
<i>Scott Carrell</i>	SCOTT CARRELL	5900 madre mesa	648-7780
<i>Sherry Interrante</i>	Sherry Interrante	5831 Madre Mesa Dr	638-8906
<i>Muffey Dingle</i>	MUFFEY DINGLE	5759 MADRE MESA	647-2213
<i>Pamela R Caster</i>	PAMELA R Caster	5659 Madre Mesa	647-6955
<i>Curtis Van Horn</i>	CURTIS VAN HORN	5509 MADRE MESA	648-2197
<i>Dirick Van Gorp</i>	DIRICK VAN GORP	5510 MADRE MESA DR	648-5544
<i>Patrick Lomax</i>	PATRICK LOMAX	5487 MADRE MESA DR	459-9534
<i>Martin L. Merritt</i>	MARTIN L. MERRITT	5465 MADRE MESA DR	631-0746
<i>Lisa L. Kraemer</i>	Lisa L. Kraemer	5466 madre mesa Dr	646-5068
<i>Santiago Garcia</i>	Santiago Garcia	5418 Madre Mesa Dr	631-6389
<i>T. A. Gunn</i>	T. A. GUNN	5876 MADRE MESA	648-0828
	7-25-02 PC	GPA-0026-02	32P
		Z-0050-02	

Case number : GPA 0026-02

Rezoning Case Number Z-0050-02

We are Opposed to the Rezoning from R (Rural Density) to
R-3 (Medium Density Residential)

Name

Address

- 1- Janet White 5970 Alfred Dr LV NV 89108
- 2- ~~Bob Smith~~ 5970 Alfred Dr. LV NV 89108
- 3- Linda Schun 5908 Alfred Dr. LV 89108
- 4- ~~Marcia Tanora~~ 5908 Alfred Dr LV 89108
- 5- ~~Tracy~~ 5806 Alfred Dr LV 89108
- 6- ~~Joe Brandt~~ 5855 Alfred Dr. LV 89108
- 7- ~~Tim Brandt~~ 5855 Alfred Dr. LV 89108
- 8- ~~Darryl Brandt~~ 5855 Alfred Dr. LV NV 89108
- 9- ~~Janette Keiser~~ 5806 Alfred Las Vegas 89108
- 10- ~~Karen Keiser~~ 5806 Alfred Las Vegas 89108
- 11- ~~Kami Keiser~~ 5806 Alfred Dr Las Vegas 89108
- 12- ~~Dee Keiser~~ 5806 Alfred Dr Las Vegas 89108
- 13- ~~Jucia Williamson~~ 5854 Alfred Dr Las Vegas NV 89108
- 14- ~~James Pinter~~ 5854 Alfred Dr Las Vegas NV 89108
- 15- ~~Roy E. Lee~~ 5807 Alfred Drive Las Vegas, NV 89108
- 16- ~~Jody Lee~~ 5807 Alfred Dr. LV, NV. 89108

7P

Z-0050-02
7-25-02 PC

Larry L. McKinnon

5782 ALFRED ' 1 89108

- 18 ~~Green Carson~~ 5759 Alfred Drive 89108
- 19 ~~Green Carson~~ 5759 Alfred Drive 89108
- 20 ~~Phyllis Carson~~ 5738 Alfred Drive 89108
- 21 ~~Carol Carson~~ 5798 Alfred Drive 89108
- 22 ~~Richard Costa~~ 5711 Alfred Drive 89108
- 23 ~~Ingred Narvaiz~~ 5656 Alfred Dr. 89108
- 24 ~~John Narvaiz~~ 5661 Alfred Dr. 89108
- 25 ~~John Little~~ 5613 ALFRED DR 89108
- 26 ~~James White~~ 5613 ALFRED DR. 89108
- 27 ~~E Lloyd Ewell~~ 5603 ALFRED DR 89108
- 28 ~~Carol R. Ewell~~ 5603 Alfred Dr 89108
- 29 ~~Barnie F. Magazine~~ 5550 Alfred Dr 89108
- 30 ~~Peter Boland~~ 5593 Alfred 89108
- 31 ~~Don Bull Dr~~ 3320 FORT APACHE #234 89117
- 32 ~~Joe Vasconcellos~~ 5541 Alfred Dr 89108
- 33 ~~Joe Vasconcellos~~ 5591 Alfred Dr 89108
- 34 ~~Joe Ottowood~~ 5526 Alfred Dr 89108
- 35 ~~Ken Carson~~ 5505 ALFRED DR 89108
- 36 ~~Don Carson~~ 5505 Alfred Dr 89108
- 37 ~~Luci Carson~~ 5505 Alfred Dr 89108

14P

2-0050-02

7-25-02
PC

38	Mary Wily	5484 Alfred Dr.	8910
39	Mr. Wily	5454 Alfred Dr.	8910
40	Lenell Whaseke	5460 Alfred Dr.	8910
41	Dora M ^c Cag	5438 Alfred Dr.	89108
42	Fanny Chert	5417 Alfred Dr.	89108
43	Harold M	5617 ALFRED DR.	89108
44	Dorothy M. Mann	5617 Alfred Dr.	89108
45	Marjorie R. Toller	5734 Alfred Dr.	89108
46	James Topley	5734 W. Alfred Dr.	89108
47	Joy Cohen	5971 Alfred Dr.	89108
48	Carol Cohen	5971 Alfred Dr.	89108

GPA 26-02

Re: Brad Esposito : Omega Development
72 condominiums at Jones and Madre Mesa NW 4 acres

We of the surrounding neighborhood are very much against this type of development which would surround our rural home lots. We met with Mr. Esposito and his lawyer at Brinley Middle School on Tuesday, July 9, 2002. We all expressed that our neighborhood doesn't constitute this type of new development. Our homes are on lots of 1/2 acre or more. His development would warrant a great increase of traffic. What about the parking of 144 cars? Each condo would have at least 2 cars!

Name

Address

- 1- Joe Pearce 5591 Alfred Dr. LV, NV 89108
- 2- Joe Pearce " " " "
- 3- Brenda Sadberry 5981 Alfred Dr LV-Nevada 89108
- 4- Ry Sadberry 5981 Alfred Dr LV-NV 89108
- 5- Julia R. Silva 5980 W. Alfred Dr. 89108
- 6- Suzanne C. Silvert 5980 W. Alfred Dr. 89108

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0050-02

REQUEST BY ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY FOR A REZONING FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) ON 4.68 ACRES ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE, (APN: 138-14-702-003 AND 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, WARD 5 (WEEKLY).

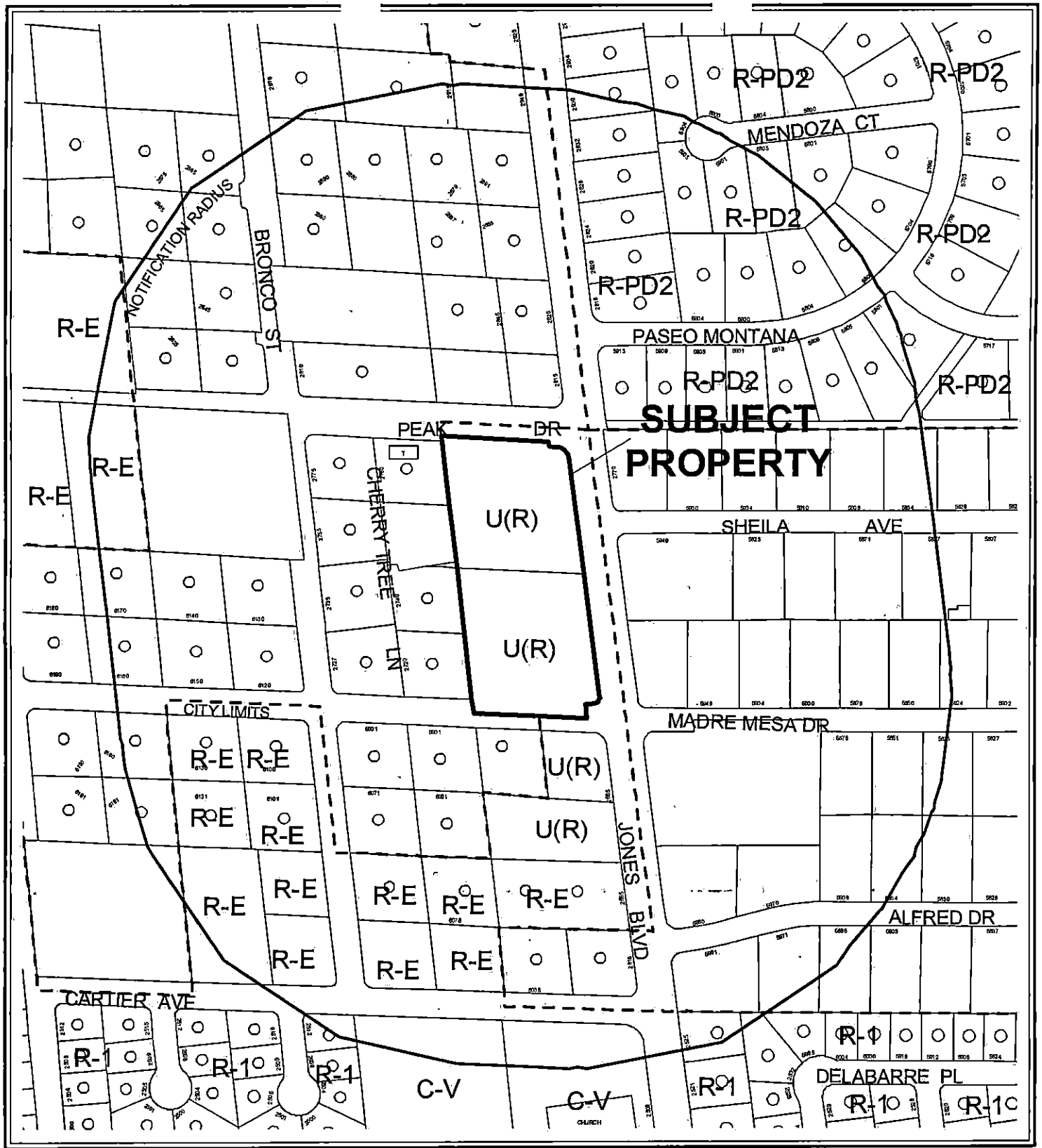
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting; file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0050-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0050-02

REQUEST BY ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY FOR A REZONING FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) ON 4.68 ACRES ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE, (APN: 138-14-702-003 AND 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, WARD 5 (WEEKLY).

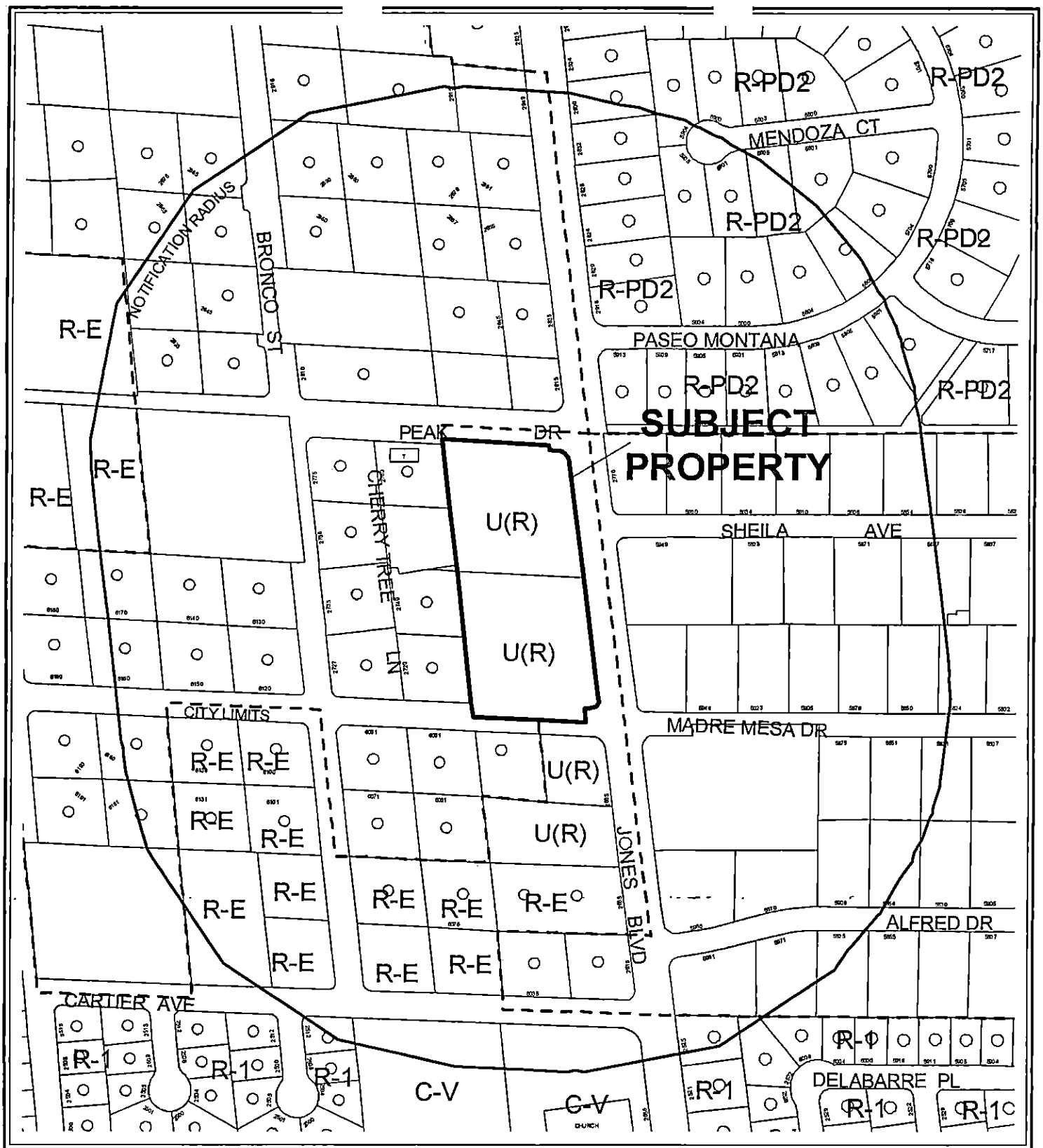
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0050-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0026-02

REQUEST BY ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY TO AMEND A PORTION OF THE SOUTHWEST SECTOR PLAN FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) ON 4.68 ACRES ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE, (APN: 138-14-702-003 AND 138-14-702-009), WARD 5 (WEEKLY).

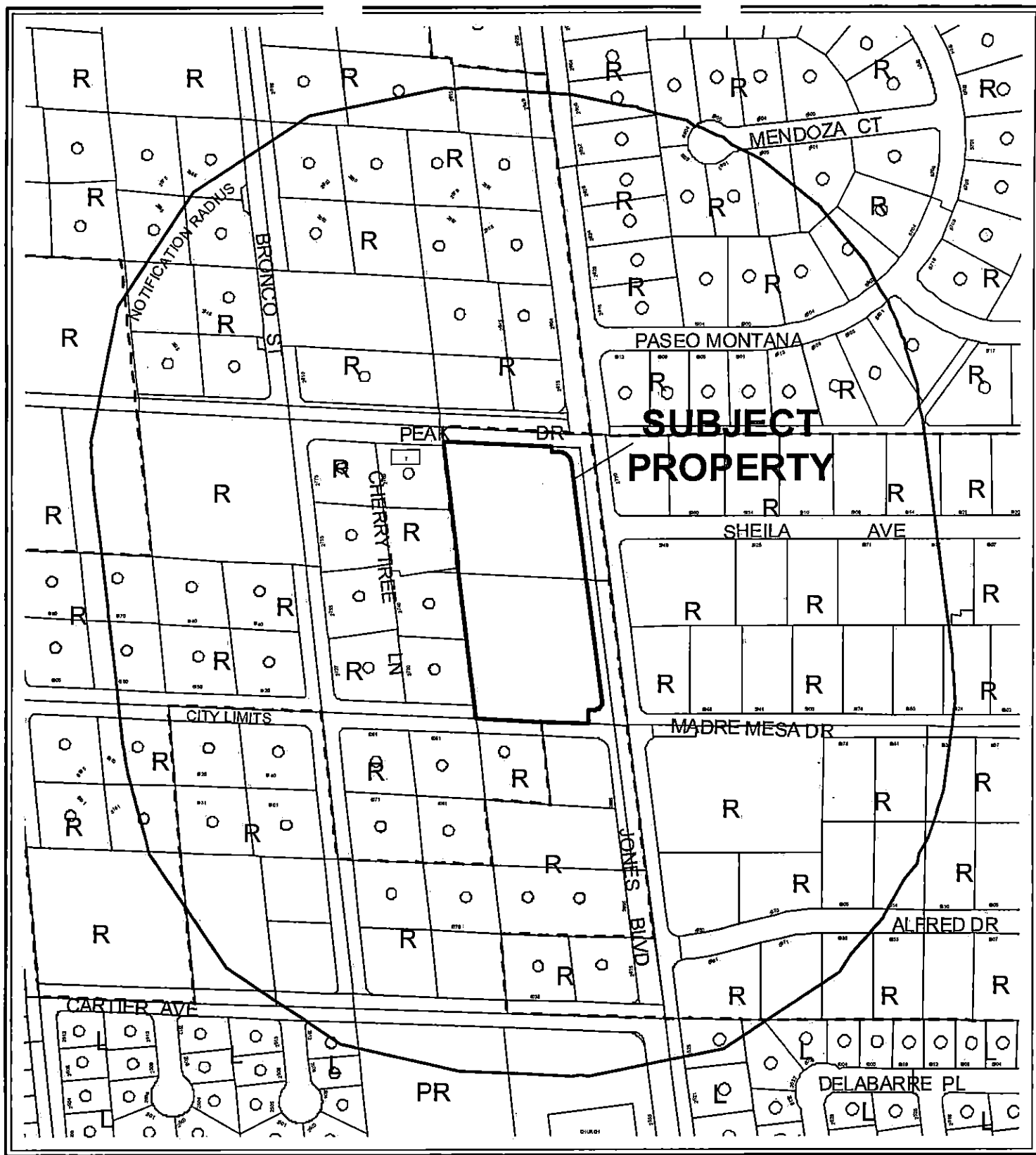
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

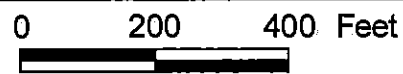


CASE: **GPA-0026-02**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED TO: M (MEDIUM DENSITY RESIDENTIAL)



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0026-02

REQUEST BY ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY TO AMEND A PORTION OF THE SOUTHWEST SECTOR PLAN FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) ON 4.68 ACRES ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE, (APN: 138-14-702-003 AND 138-14-702-009), WARD 5 (WEEKLY).

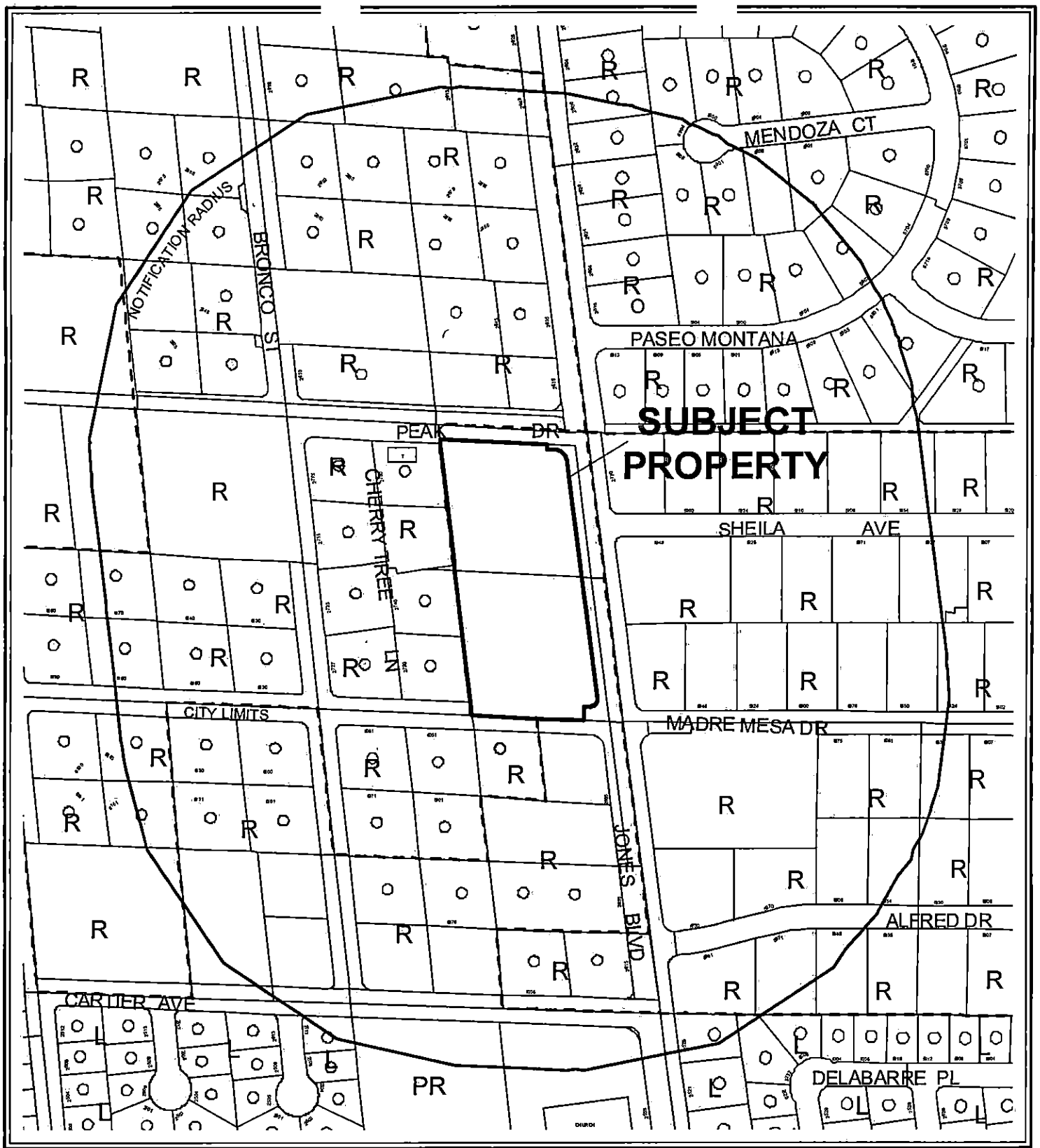
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: GPA-0026-02

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED TO: M (MEDIUM DENSITY RESIDENTIAL)



Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Included in Application Submittal	
Item Required		Item Submitted				YES	NO
YES	NO	YES	NO				
APPLICATION							
☐	☐	☐	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		☐	☐
☐	☐	☐	☐	Grant deed and legal description		☐	☐
☐	☐	☐	☐	Detailed justification letter		☐	☐
☐	☐	☐	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		☐	☐
☐	☐	☐	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		☐	☐
☐	☐	☐	☐	Correct fee(s): \$900 + \$50 = \$950 \$ _____		☐	☐
☐	☐	☐	☐	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN							
☐	☐	☐	☐	(19) 11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☐	☐	☐	☐	All property lines and present dimensions labeled		☐	☐
☐	☐	☐	☐	All building setbacks labeled		☐	☐
☐	☐	☐	☐	All adjacent existing land uses and street names labeled		☐	☐
☐	☐	☐	☐	All points of ingress and egress shown		☐	☐
☐	☐	☐	☐	ADA accessibility requirements shown/labeled		☐	☐
☐	☐	☐	☐	Parking standard(s) utilized: _____		☐	☐
☐	☐	☐	☐	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____		☐	☐
☐	☐	☐	☐	All free-standing sign locations shown and heights and sizes noted		☐	☐
LANDSCAPE PLAN							
☐	☐	☐	☐	11" x 17" to 24" x 36" page size		☐	☐
☐	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☐	☐	☐	☐	All property lines and present dimensions labeled		☐	☐
☐	☐	☐	☐	All required perimeter landscape planters shown; min. width(s): _____		☐	☐
☐	☐	☐	☐	All required parking lot fingers/islands shown		☐	☐
☐	☐	☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and groundcover		☐	☐
☐	☐	☐	☐	Irrigation system indicated		☐	☐
BUILDING ELEVATIONS							
☐	☐	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☐	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☐	☐	☐	North, south, east, and west elevations of <i>all</i> buildings		☐	☐
☐	☐	☐	☐	All building materials and colors noted		☐	☐
☐	☐	☐	☐	8" x 10" photo of original color and material board		☐	☐
☐	☐	☐	☐	All wall sign locations shown and sizes noted		☐	☐
FLOOR PLANS							
☐	☐	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☐	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☐	☐	☐	All building entrances/exits shown		☐	☐
☐	☐	☐	☐	Use of <i>all</i> rooms noted/labeled		☐	☐
☐	☐	☐	☐	Max. occupancy/seating capacity noted		☐	☐

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: OMEGA Development

Application Type: GPA

Planner: [Signature]

Pre-App Meeting Date: 5/31/02



September 20, 2002

Mr. Brad Esposito
Schnider Family Trust
2829 South Rainbow Boulevard, Suite A
Las Vegas, Nevada 89146

RE: Z-0050-02 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 18, 2002
Related to GPA-0026-02

Dear Mr. Esposito:

The City Council at a regular meeting held September 18, 2002 TABLED the request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL.

Sincerely,

A handwritten signature in cursive script that reads "Linda Owens".

LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEUMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Brad Esposito
Omega Development, LLC
4175 Cameron Street, Suite A
Las Vegas, Nevada 89103

Mr. Ed Taney
Taney Engineering
4445 South Jones Boulevard, Suite #1
Las Vegas, Nevada 89103

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: SEPTEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-0026-02 - PUBLIC HEARING - Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

150
2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Abeyance request by Kummer Kaempfer Bonner & Renshaw
5. Submitted after final agenda – Protest letters

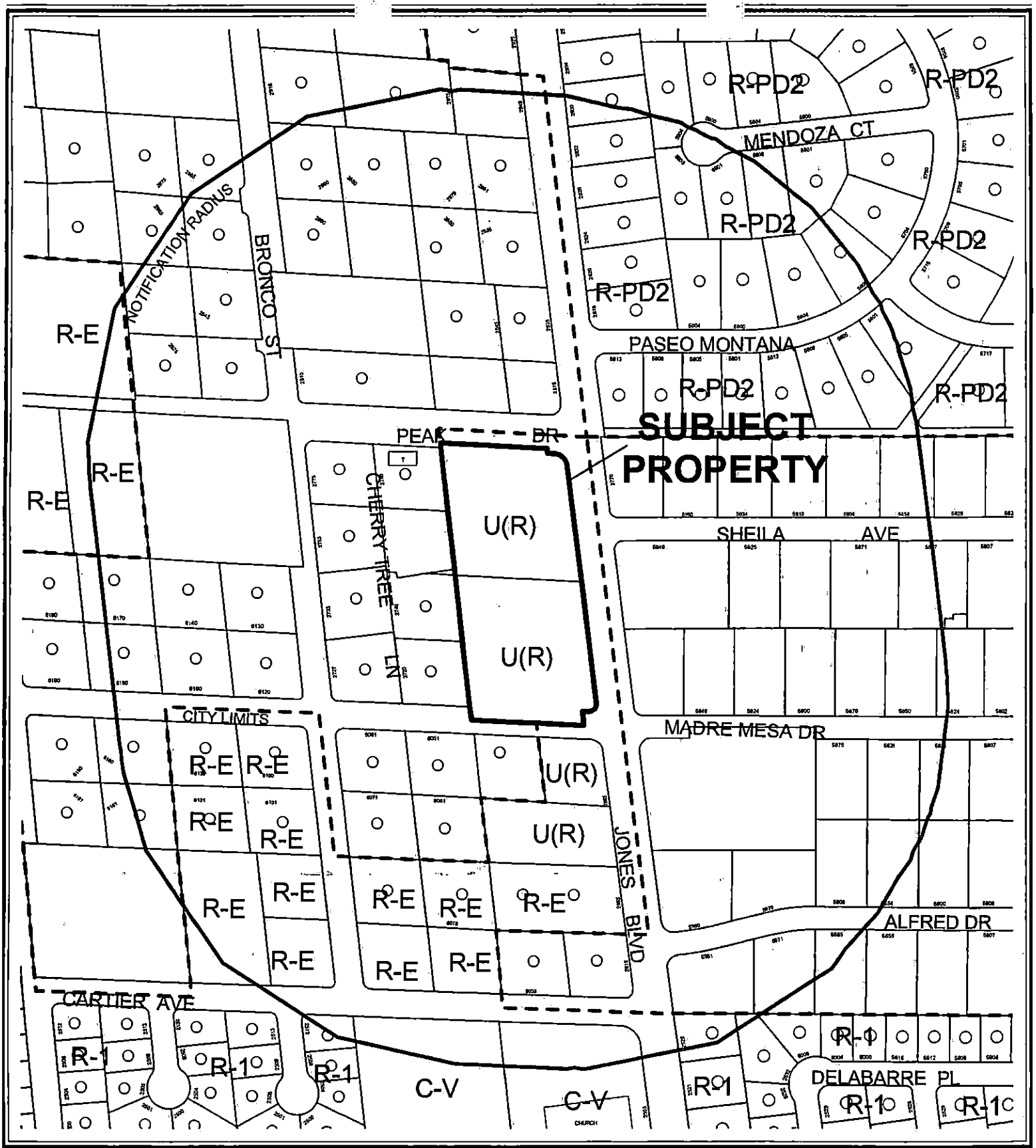
MOTION:

REESE – Motion to WITHDRAW WITH PREJUDICE Item 100 [DB-0016-02], WITHDRAW WITHOUT PREJUDICE Item 145 [GPA-0006-02] and Item 146 [Z-0021-02], TABLE Item 152 [GPA-0026-02] and Item 153 [Z-0050-02], and HOLD IN ABEYANCE Item 122 [U-0167-02], Item 124 [U-0045-02], Item 125 [U-0047-02], Item 126 [Z-0068-01(1)], Item 136 [Z-0034-02], and Item 137 [Z-0034-02(1)] to 10/2/2002 - UNANIMOUS with M. McDONALD and WEEKLY excused

MINUTES:

There was no discussion.

(2:07 – 2:12)



CASE: Z-0050-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

The Planning Commission (6-0-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-0026-02) to an M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. The setbacks for this development shall meet minimum R-3 (Medium Density Residential) standards per Title 19A (Section 19A.08).
4. The standards for this development shall meet minimum R-3 (Medium Density Residential) standards per Title 19A (Section 19A.08) and include the following: a minimum lot size of 6,500 square feet, a minimum distance between buildings of 10 feet, and the building height shall not exceed 2 stories or 35 feet, whichever is less.
5. A landscape plan shall be submitted and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect landscape standards that meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards including 24-inch box trees planted a maximum of 30-feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Building elevations and floor plans shall be submitted and approved by Planning and Development Department staff, prior to the time application is made for a building permit.
7. Block walls will incorporate decorative trim and decorative pilasters and have a rural appearance. An exhibit depicting the design detail of the proposed wall shall be submitted. There will be no stucco walls.
8. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. The site plan for this site must be designed to accommodate the existing 30 feet of right-of-way adjacent to the north edge of this site for Peak Drive, unless an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission.
13. Dedicate 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Jones Boulevard and Madre Mesa Drive.
14. Construct all incomplete half-street improvements (sidewalk) on Jones Boulevard adjacent to this site, construct half-street improvements on Madre Mesa Drive and construct half street improvements including appropriate overpaving on Peak Drive adjacent to this site concurrent with development of this site. Construction requirements for Peak Drive may be modified if an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Construct public sewer from a location acceptable to the City Engineer to the west edge of this site in Madre Mesa Drive to a location and depth acceptable to the City Engineer.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.

The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 4.68 acres located adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive. The justification letter indicates that the site's existence next to Jones Boulevard, a major arterial, coupled with a plan that will minimize any impact to existing residential lots in the area, makes it a viable candidate for condominium home sales.

BACKGROUND DATA

- 1995 The subject property was Annexed [A-0028-95(A)] into the City of Las Vegas.
- 1996 The subject property was Annexed [A-0001-96(A)] into the City of Las Vegas.
- 10/01/99 Revisions to NRS 278.160, reflecting passage of Senate Bill 391 during the 1999 Legislative session, became effective. The new law defines a Rural Preservation Neighborhood as including at least 10 residential units at a density of no more than 2 units per acre, and requires maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood.
- 07/25/02 The Planning Commission was to consider a related application, a Petition to Vacate (VAC-0053-02) a portion of Peak Drive. On July 15, 2002 the applicant requested abeyance in order to submit an application for an amendment to the Master Streets and Highways Plan.
- 08/22/02 The Planning Commission voted 6-0-1 to recommend DENIAL (PC Agenda Item #20).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential
South	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]	Undeveloped
	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential
East	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential Undeveloped
West	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential Undeveloped

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated R (Rural Density Residential) on the Southwest Sector of the General Plan. This category allows a residential density range of 2.1 to 3.5 units per acre. The requested Rezoning to R-3 (Medium Density Residential) is not consistent with this General Plan designation.

The applicant has requested an amendment to the Southwest Sector Plan to M (Medium Density Residential) on the site. This category allows a residential density range of 12.1 to 25 units per acre. If the General Plan Amendment is approved, the requested R-3 (Medium Density Residential) zoning will be consistent with the General Plan designation.

Staff finds the requested General Plan Amendment to be inappropriate for the site, and has recommended denial due to the proposed density (15.4 dwelling units per acre) of the condominium project. Any density greater than 3.5 would not be compatible with the surrounding area and would be too intense for the neighboring uses of the site.

DETAILS OF APPLICATION REQUEST

Site Area:	4.68 Acres
Number of Units:	72 Lots
Density:	15.4 Units Per Acre
Setbacks:	
Front:	20 Feet
Side:	5 Feet
Corner Side:	5 Feet
Rear:	20 Feet
Building Height	2 Story

Access to the site is proposed from one gated entrance from Jones Boulevard. All proposed buildings would be accessed from 25-foot wide drive aisles flanked by parking on either side. The proposed development will consist of 72 two-bedroom condominium units situated in nine (9) two-story buildings.

ZONING

Staff finds that the proposed residential condominium development with this request for an R-3 (Medium Density Residential) zone will result in approximately 15.4 units per acre, a higher residential density on the subject site than the maximum density of 2.1 to 3.5 units per acre

allowed for the adjacent properties. Staff finds the proposed rezoning to R-3 (Medium Density Residential) and the subsequent proposed condominium development is inappropriate as well as incompatible with the rural residential character of the area.

Staff notes the subject site is adjacent to a Rural Preservation Neighborhood and falls within the 330' buffer parcel buffer zone. The Rural Preservation Neighborhoods law requires maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood. Within the buffer zone on the site, the proposed density of approximately 15.4 dwelling units per acre does not meet the allowable buffer zone maximum of 3.0 units per acre. Staff finds that the overall proposal will result in a development density that is not consistent with the intent of the Rural Preservation Neighborhoods law and is not compatible with the surrounding rural character of the area.

In regard to the submitted site plan, staff notes the northern portion encroached into the public right-of-way of Peak Drive. The applicant has submitted a Vacation application for this portion of Peak Drive. However, Peak Drive west of Jones Boulevard is listed on the Master Plan of Streets and Highways as an essential right-of-way. Therefore a condition is listed for the site plan to be redesigned to accommodate the existing 30 feet of right-of-way adjacent to the north edge of this site for Peak Drive, unless an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission.

Staff is also recommending a condition for the applicant to submit building elevations and floor plans for the condominium units, to be approved by Planning and Development Department staff, prior to the time application is made for a building permit to ensure compatibility with the rural residential character of the area.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

- 1. "The proposal conforms to the General Plan."**

The subject site is designated R (Rural Density Residential) on the Southwest Sector of the General Plan. This category allows a residential density range of 2.1 to 3.5 units per acre. The requested Rezoning to R-3 (Medium Density Residential) is not consistent with this General Plan designation. The applicant has requested an amendment to the Southwest Sector Plan to M (Medium Density Residential) on the site. This category allows a residential density range of 12.1 to 25 units per acre. If the General Plan Amendment is approved, the requested R-3 (Medium Density Residential) zoning will be consistent with the General Plan designation.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

Staff finds that the proposed residential condominium development with this request for an R-3 (Medium Density Residential) zone will result in approximately 15.4 units per acre, a higher residential density on the subject site than the maximum density of 2.1 to 3.5 units per acre allowed for the adjacent properties. Staff finds the proposed rezoning to R-3 (Medium Density Residential) and the subsequent proposed condominium development is inappropriate as well as incompatible with the rural residential character of the area. Staff also finds the overall proposal will result in a development density that is not consistent with the intent of the Rural Preservation Neighborhoods law, which allows a maximum density of 3.0 units per acre for parcels within the 330' buffer zone.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

Staff finds that the proposed rezoning to R-3 (Medium Density Residential) will result in a density of approximately 15.4 units per acre and therefore is not appropriate with the rural residential character of the area, which has a general density of 2.1 to 3.5 units per acre.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Staff finds the existing street system is partially developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site with conditions regarding half-street improvements.

PLANNING COMMISSION ACTION

Staff and the Planning Commission concur in the recommendation.

NOTICES MAILED 120

APPROVALS 0

PROTESTS 90



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0050-02 APN: _____

Name of Property Owner: ROBERT M. SCHNIDER, SCHNIDER FAMILY TRUST

Name of Applicant: OMEGA DEVELOPMENT, LLC

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

✓ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

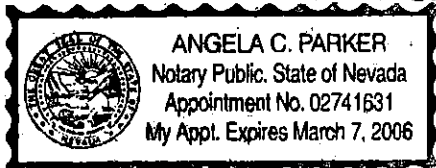
APN: _____

Signature of Property Owner/Authorized Agent: Robert M. Schneider

Subscribed and sworn before me

This 30 day of MAY, 2002

Angela C. Parker
Notary Public in and for said County and State





SITE DATA

REQUIRED PARKING	
1 RESIDENT UNIT @ 1.75 PER UNIT	
GUEST STALLS @ .75 PER 4 UNITS	
TOTAL REQUIRED PARKING	
PROPOSED PARKING	
CARPORT STALLS	
HANDICAP STALLS	
BUILDING COUNT	
TOTAL 2 RESIDENT UNITS	
NETS ACCELSIDE	
NET ACCESSE	
TOTAL UNITS	
GROSS DENSITY	
REQUIRED OPEN SPACE @ 200 SF PER UNIT	

EXISTING ZONING
PROPOSED ZONING
CURRENT LAND USE DESIGNATION
(ACCESSIBLE)
MAXIMUM ALLOWABLE DENSITY
PROPOSED DENSITY
REQUIRED SETBACKS
BUILDING TO BUILDING SETBACK
SIDE, REAR & FRONT TO ADJACENT PARCELS
SETBACKS ALONG R/W
PROPOSED SETBACKS

RE RESIDENTIAL ESTATES
R3 MULTI FAMILY ZONING
SHERRARD RESIDENTIAL (SWIZE FAMILY)
12 UNITS PER ACRE
16,440 UNITS PER ACRE
12 FEET MIN
10' PERM DUCK OF CLOS
AS SHOWN (ALL COURT WITH TITLE 19A & THE LS ORDINANCE)



AMBER 'A' TYPE BUILDING
8 2 BEDROOM UNITS
TWO STORY

HORIZON 'A' TYPE BUILDING
8 2 BEDROOM UNITS
TWO STORY -



STAFF

REZONING EXHIBIT
COLV
MULTI FAMILY
R3
JONES & PEAK

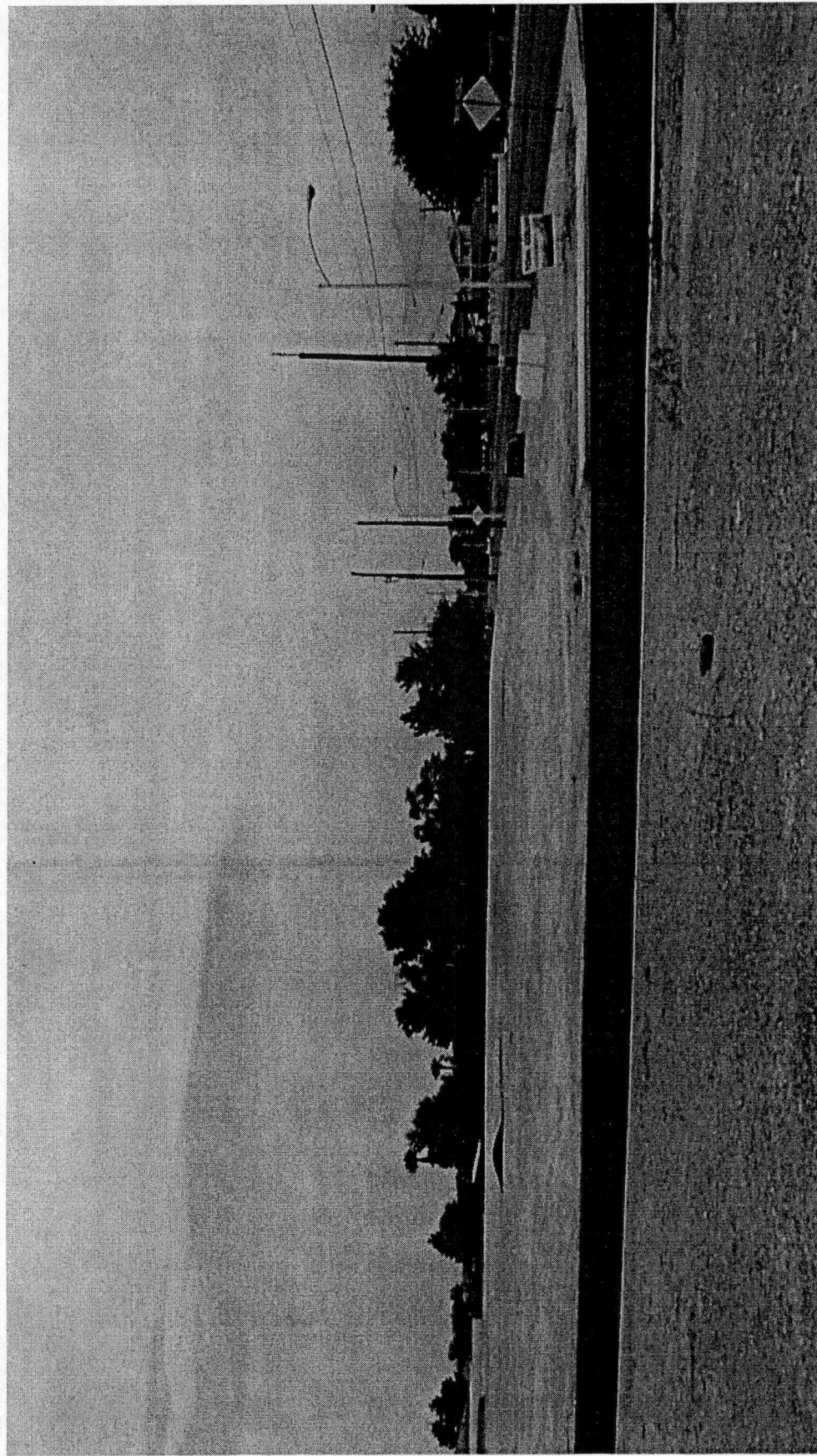
OMEGA DEVELOPMENT
CAMERON DRIVE
LAS VEGAS, NV
873-8414 FAX 228-3487

 **TANEY ENGINEERING**
444 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89101

SCALE: 1"=3'
JOB NO: DTS-004
DESIGNED BY: DCS
CHECKED BY: DCS
DRAWN BY: DCS
SHEET NAME:
SITE
SHEET
1 of 1

STAFF

8-22-02 PC



Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA
DEVELOPMENT, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE
AUGUST 22, 2002 PLANNING COMMISSION



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

August 23, 2002

Mr. Brad Esposito
Schnider Family Trust
2829 South Rainbow Boulevard, Suite A
Las Vegas, Nevada 89146

RE: ABEYANCE - Z-0050-02 - REZONING

Dear Mr. Esposito:

Your request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly), was considered by the Planning Commission on August 22, 2002.

The Planning Commission voted to **DENY** your request because it is incompatible with the surrounding area.

This item will be considered by the City Council on *September 18, 2002*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy S. Jeschke", with a stylized flourish at the end.

Troy S. Jeschke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TSJ:clb

cc: Mr. Brad Esposito
Omega Development, LLC
4175 Cameron Street, Suite A
Las Vegas, Nevada 89103

Mr. Ed Taney
Taney Engineering
4445 South Jones Boulevard, Suite #1
Las Vegas, Nevada 89103

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

150

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – DENIED – UNANIMOUS with NIGRO abstaining as Kummer Kaempfer Bonner & Renshaw are working with him on a rezoning in North Las Vegas

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated R-3 (Medium Density Residential) is not consistent with the current General Plan designation of R (Rural Density Residential), nor is the density allowed by the requested zoning category compatible with the R (Rural Density Residential) development of the area. In addition, the R-3 (Medium Density Residential) zoning category allows densities that are not consistent with the surrounding area, which allows a maximum density of 3.0 units per acre. This site is located within the buffer zone of a Rural Preservation Neighborhood, which limits the density to 3.0 units per acre. Staff recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 20 – Z-0050-02

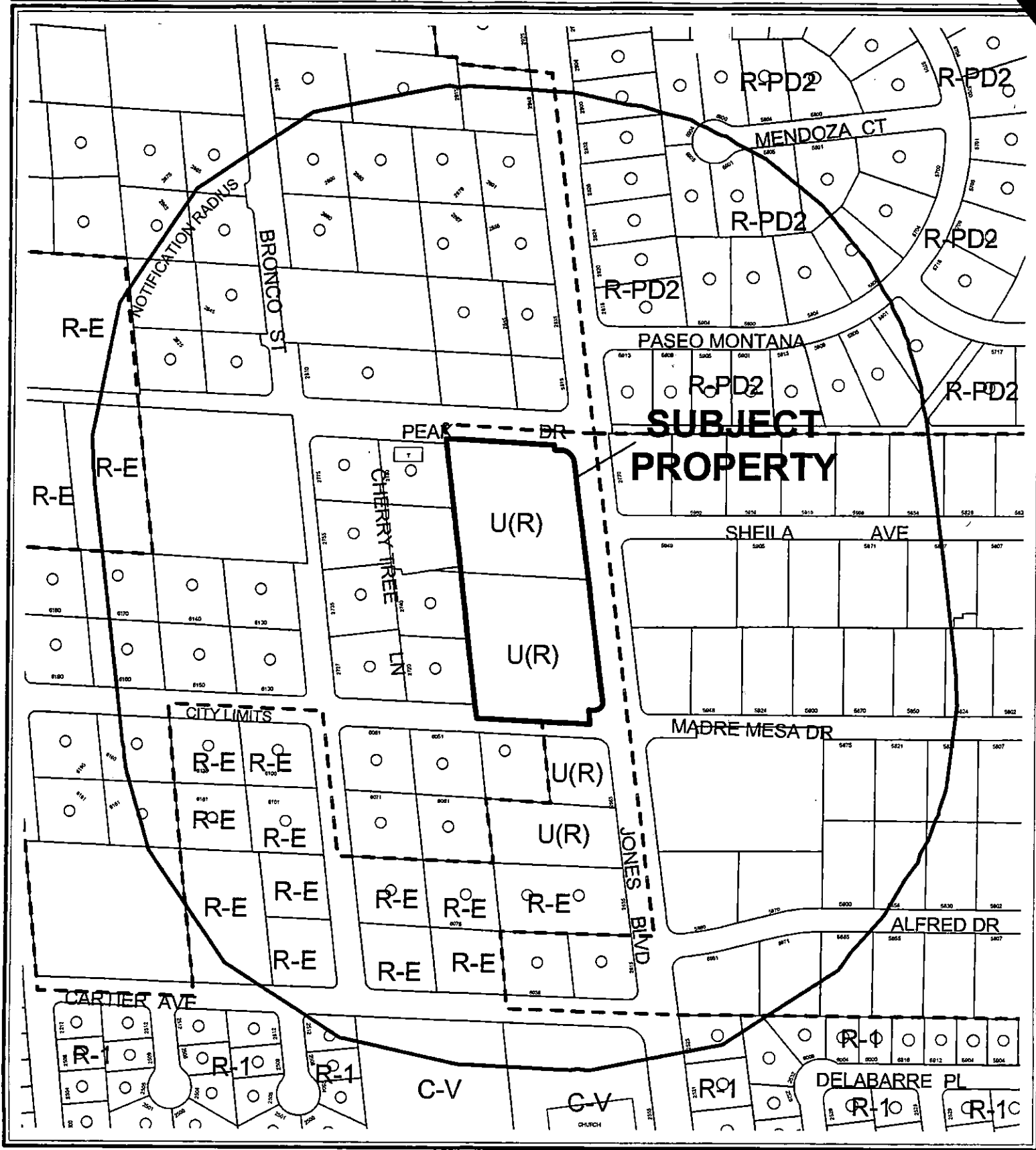
MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 19 [GPA-0026-02] for further discussion.

(8:06 – 8:36)

2-1100



CASE: Z-0050-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 4.68 acres located adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive. The justification letter indicates that the site's existence next to Jones Boulevard, a major arterial, coupled with a plan that will minimize any impact to existing residential lots in the area, makes it a viable candidate for condominium home sales.

BACKGROUND DATA

- 1995 The subject property was Annexed [A-0028-95(A)] into the City of Las Vegas.
- 1996 The subject property was Annexed [A-0001-96(A)] into the City of Las Vegas.
- 10/01/99 Revisions to NRS 278.160, reflecting passage of Senate Bill 391 during the 1999 Legislative session, became effective. The new law defines a Rural Preservation Neighborhood as including at least 10 residential units at a density of no more than 2 units per acre, and requires maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood.
- 07/25/02 The Planning Commission was to consider a related application, a Petition to Vacate (VAC-0053-02) a portion of Peak Drive. On July 15, 2002 the applicant requested abeyance in order to submit an application for an amendment to the Master Streets and Highways Plan.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential
South	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]	Undeveloped
	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential
East	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential Undeveloped
West	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential Undeveloped

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated R (Rural Density Residential) on the Southwest Sector of the General Plan. This category allows a residential density range of 2.1 to 3.5 units per acre. The requested Rezoning to R-3 (Medium Density Residential) is not consistent with this General Plan designation.

The applicant has requested an amendment to the Southwest Sector Plan to M (Medium Density Residential) on the site. This category allows a residential density range of 12.1 to 25 units per acre. If the General Plan Amendment is approved, the requested R-3 (Medium Density Residential) zoning will be consistent with the General Plan designation.

Staff finds the requested General Plan Amendment to be inappropriate for the site, and has recommended denial due to the proposed density (15.4 dwelling units per acre) of the condominium project. Any density greater than 3.5 would not be compatible with the surrounding area and would be too intense for the neighboring uses of the site.

DETAILS OF APPLICATION REQUEST

Site Area:	4.68 Acres
Number of Units:	72 Lots
Density:	15.4 Units Per Acre
Setbacks:	
Front:	20 Feet
Side:	5 Feet
Corner Side:	5 Feet
Rear:	20 Feet
Building Height	2 Story

Access to the site is proposed from one gated entrance from Jones Boulevard. All proposed buildings would be accessed from 25-foot wide drive aisles flanked by parking on either side. The proposed development will consist of 72 two-bedroom condominium units situated in nine (9) two-story buildings.

ZONING

Staff finds that the proposed residential condominium development with this request for an R-3 (Medium Density Residential) zone will result in approximately 15.4 units per acre, a higher residential density on the subject site than the maximum density of 2.1 to 3.5 units per acre

allowed for the adjacent properties. Staff finds the proposed rezoning to R-3 (Medium Density Residential) and the subsequent proposed condominium development is inappropriate as well as incompatible with the rural residential character of the area.

Staff notes the subject site is adjacent to a Rural Preservation Neighborhood and falls within the 330' buffer parcel buffer zone. The Rural Preservation Neighborhoods law requires maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood. Within the buffer zone on the site, the proposed density of approximately 15.4 dwelling units per acre does not meet the allowable buffer zone maximum of 3.0 units per acre. Staff finds that the overall proposal will result in a development density that is not consistent with the intent of the Rural Preservation Neighborhoods law and is not compatible with the surrounding rural character of the area.

In regard to the submitted site plan, staff notes the northern portion encroached into the public right-of-way of Peak Drive. The applicant has submitted a Vacation application for this portion of Peak Drive. However, Peak Drive west of Jones Boulevard is listed on the Master Plan of Streets and Highways as an essential right-of-way. Therefore a condition is listed for the site plan to be redesigned to accommodate the existing 30 feet of right-of-way adjacent to the north edge of this site for Peak Drive, unless an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission.

Staff is also recommending a condition for the applicant to submit building elevations and floor plans for the condominium units, to be approved by Planning and Development Department staff, prior to the time application is made for a building permit to ensure compatibility with the rural residential character of the area.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

- 1. "The proposal conforms to the General Plan."**

The subject site is designated R (Rural Density Residential) on the Southwest Sector of the General Plan. This category allows a residential density range of 2.1 to 3.5 units per acre. The requested Rezoning to R-3 (Medium Density Residential) is not consistent with this General Plan designation. The applicant has requested an amendment to the Southwest Sector Plan to M (Medium Density Residential) on the site. This category allows a residential density range of 12.1 to 25 units per acre. If the General Plan Amendment is approved, the requested R-3 (Medium Density Residential) zoning will be consistent with the General Plan designation.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

Staff finds that the proposed residential condominium development with this request for an R-3 (Medium Density Residential) zone will result in approximately 15.4 units per acre, a higher residential density on the subject site than the maximum density of 2.1 to 3.5 units per acre allowed for the adjacent properties. Staff finds the proposed rezoning to R-3 (Medium Density Residential) and the subsequent proposed condominium development is inappropriate as well as incompatible with the rural residential character of the area. Staff also finds the overall proposal will result in a development density that is not consistent with the intent of the Rural Preservation Neighborhoods law, which allows a maximum density of 3.0 units per acre for parcels within the 330' buffer zone.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

Staff finds that the proposed rezoning to R-3 (Medium Density Residential) will result in a density of approximately 15.4 units per acre and therefore is not appropriate with the rural residential character of the area, which has a general density of 2.1 to 3.5 units per acre.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Staff finds the existing street system is partially developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site with conditions regarding half-street improvements.

NOTICES MAILED 120 [Mailed with GPA-0026-02]

APPROVALS 0

PROTESTS 90



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0050-02 APN: _____

Name of Property Owner: ROBERT M. SCHNIDER, SCHNIDER FAMILY TRUST

Name of Applicant: OMEGA DEVELOPMENT, LLC

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

☒ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

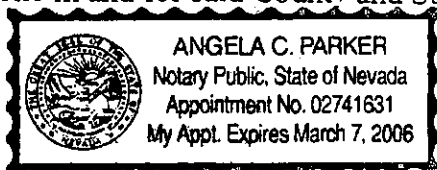
APN: _____

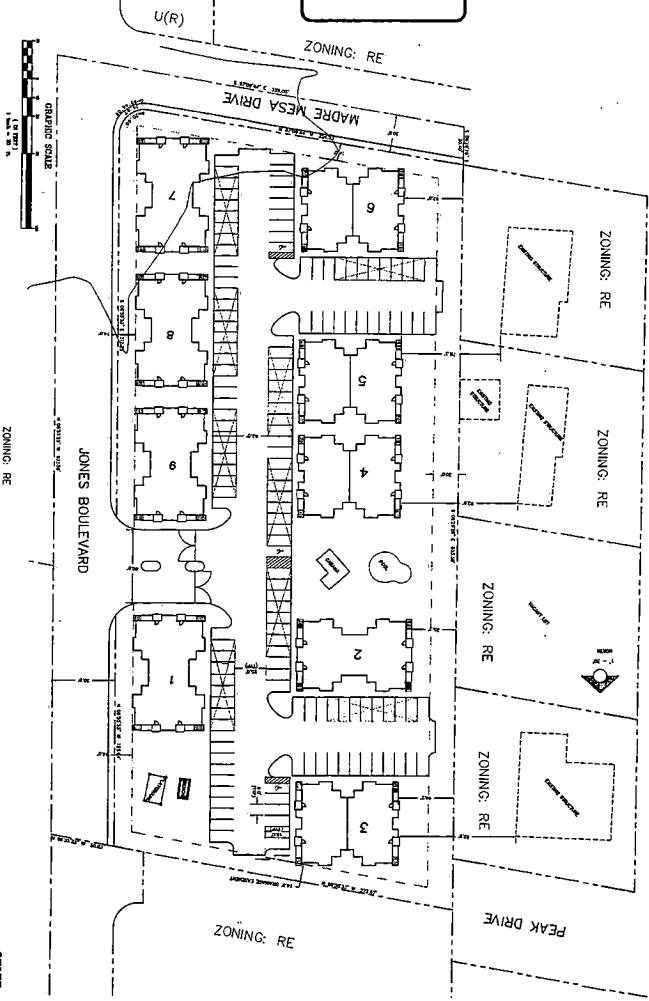
Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 30 day of MAY, 2002

Notary Public in and for said County and State





SITE DATA

[illegible]

CLIENT LAND USE RESTORATION
(ACCESSABLE)
MAXIMUM ALLOWABLE DENSITY
PROPOSED DENSITY
REQUIRED SETBACKS
BUILDING TO BUILDING SETBACK
SIGN, REAR & FRONT TO ADJACENT PARCELS
SETBACKS ALONG R/W
PROVIDED SETBACKS

15 FEET MIN
20 FEET
30 FEET
AS SHOWN ON GRADING
PLAN (SEE COUNTY WITH TITLE 194 & THE LS ORDINANCE)

AMBER 'A' TYPE BUILDING
8 2 BEDROOM UNITS
TWO STORY

HORIZONTAL 'A' TYPE BUILDING
8 2 BEDROOM UNITS
TWO STORY



STAFF

REZONING EXHIBIT
COLV
MULTI FAMILY
R3
JONES & PEAK

OMEGA DEVELOPMENT
CAMERON DRIVE
LAS VEGAS, NV

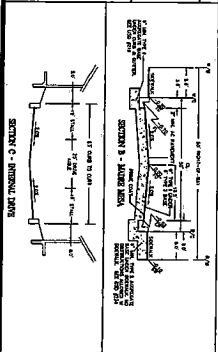
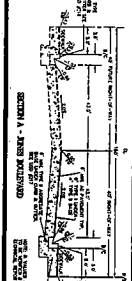
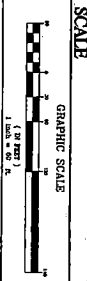
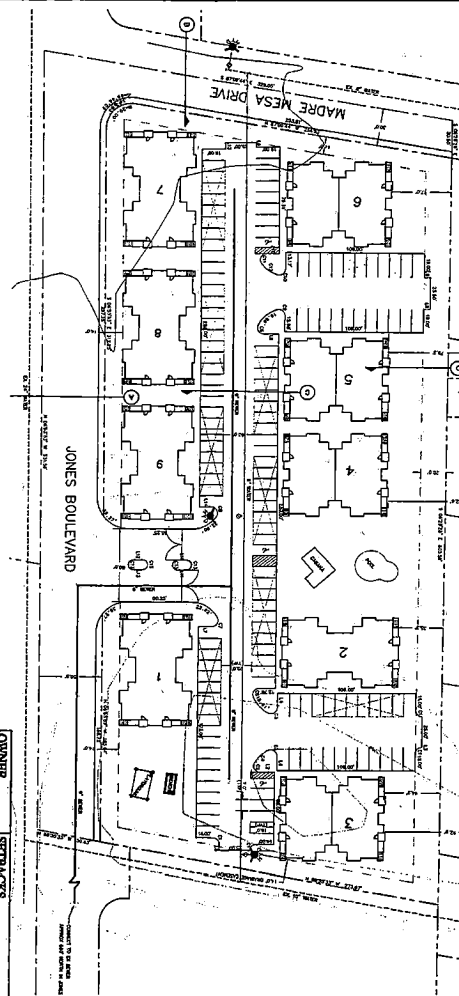
TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 735-8844 FAX (702) 735-5293



ACB NO: D75-9-4	RECORDED BY: DRS	DATE: DRS
SHEET NAME: SITE		
SHEET: 1 of 1		

STAFF

Z-0050-02
8-22-02 PC



OWNER THE UNIVERSITY OF TEXAS 1000 UNIVERSITY DRIVE AUSTIN, TEXAS 78712 TEL: 512/475-1000 FAX: 512/475-1000		SUBTRACTS 1. 1000 UNIVERSITY DRIVE AUSTIN, TEXAS 78712 TEL: 512/475-1000 FAX: 512/475-1000	
LEGAL DISCRETION THE UNIVERSITY OF TEXAS 1000 UNIVERSITY DRIVE AUSTIN, TEXAS 78712 TEL: 512/475-1000 FAX: 512/475-1000		SEWER CONTRIBUTION THE UNIVERSITY OF TEXAS 1000 UNIVERSITY DRIVE AUSTIN, TEXAS 78712 TEL: 512/475-1000 FAX: 512/475-1000	
DEVELOPER THE UNIVERSITY OF TEXAS 1000 UNIVERSITY DRIVE AUSTIN, TEXAS 78712 TEL: 512/475-1000 FAX: 512/475-1000		ENGINEER THE UNIVERSITY OF TEXAS 1000 UNIVERSITY DRIVE AUSTIN, TEXAS 78712 TEL: 512/475-1000 FAX: 512/475-1000	

[illegible]

VICINITY MAP

OMEGA DEVELOPMENT

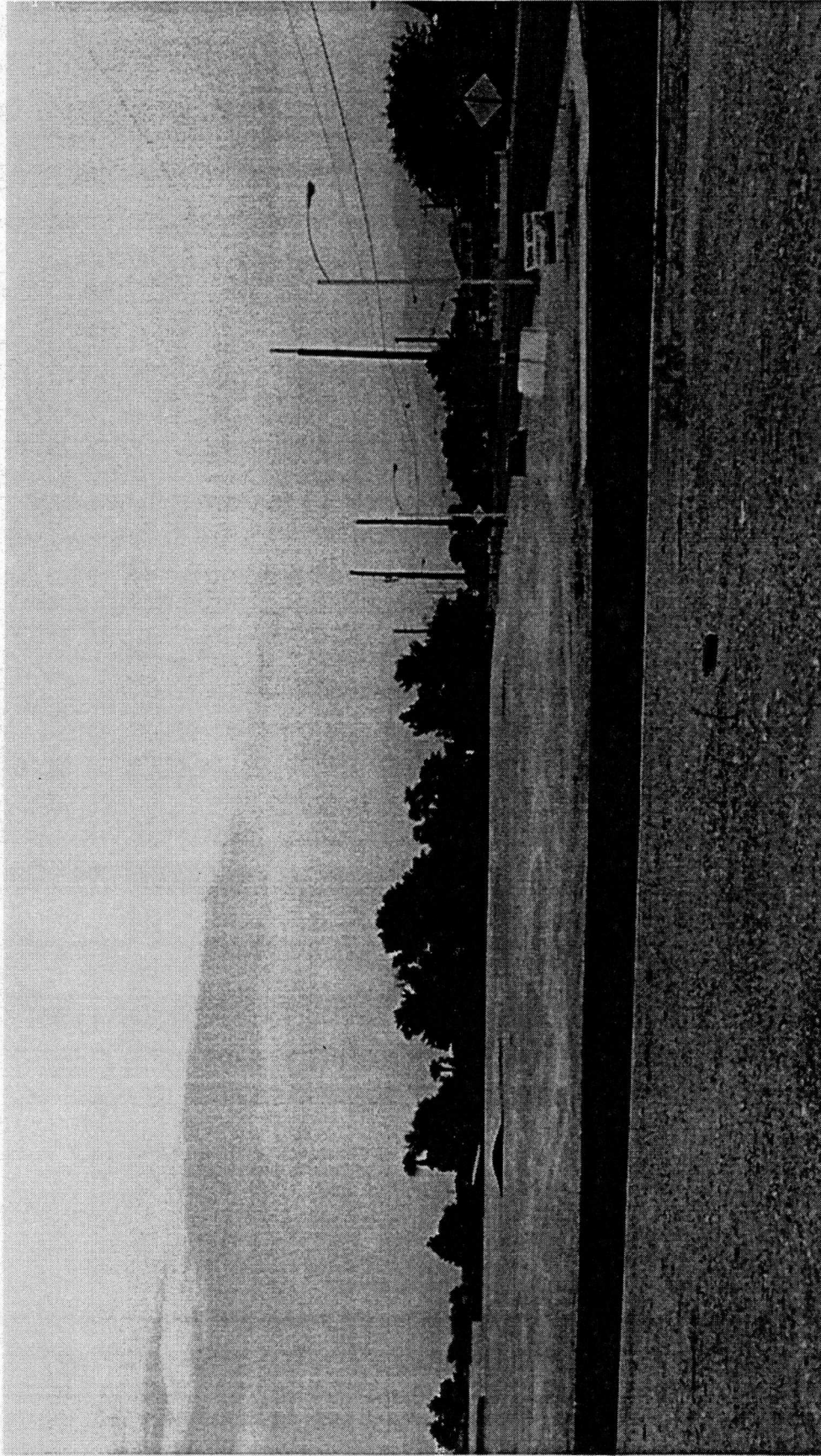
CAMERON DRIVE
1455 WILSON BY
973-3411 FAX 973-3467

TANNEY ENGINEERING
644 S. JONES BLVD. SUITE 201
973-3467 FAX 973-3467

[illegible]

STEF

8-22-02 PC



Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA
DEVELOPMENT, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE
AUGUST 22, 2002 PLANNING COMMISSION

Telephone Protest/ Approval Log

Meeting Date: Aug. 22, 02

Case Number: Z-0050-02
GPA-0026-02

Date: 8/19/02
Name: Drexel Steward
Address: 2845 N. Jones Blvd
89108
Phone: _____
☒ PROTEST ☐ APPROVE

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

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

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

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

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

GPA-0026-02

Z-0050-02
B-22-02 PC
P

Las Vegas City Planning Zoning Meeting July, 25, 2002 7-15-02
 Thursday 6 p.m. City Council Chambers 400 Stewart

Case number : GPA 0026-02

Rezoning Case Number Z-0050-02

We are Opposed to the Rezoning from R (Rural Density) to
 R-3 (Medium Density Residential)

Signature	Printed Name	Address	PHONE
<i>John D. Hunt</i>	John D. Hunt	5948 Madre Mesa	648-0435
<i>Maurice L. Head</i>	MAURICE L. HEAD	5924 MADRE MESA	638-8514
<i>Cheryl Wells</i>	Cheryl Wells	5650 madre mesa	254-746
<i>Linda Cox</i>	LINDA COX	5824 MADRE MESA	648-768
<i>Fred Caputo</i>	FRED CAPUTO	5875 MADRE MESA	648-6603
<i>Inek Ostermeier</i>	INEK OSTERMEIER	5851 MADRE MESA	646-5859
<i>Jay Gek</i>	JAY GEK	5710 MADRE MESA	647-4326
<i>Emmett Kenyon</i>	Emmett Kenyon	5664 madre mesa	648-3574
<i>Sandra D. Chillas</i>	SANDRA D CHILLAS	5639 MADRE MESA	647-0320
<i>Bryce Chesters</i>	Bryce Chesters	5642 Madre Mesa	656-9415
<i>Ted Mull</i>	Ted Mull	5619 madre mesa	648-0186
<i>Craig King</i>	CRAIG KING	5597 madre mesa	658-2558
<i>John Peterson</i>	JOHN PETERSON	5575 MADRE MESA	278-556
<i>Eleanor C. Scholl</i>	ELEANOR C. SCHOLL	5553 MADRE MESA	648-5550
<i>Barbara Carlile Angione</i>	BARBARA CARLILE ANGIORE	5531 Madre Mesa	648-2410
<i>Phyllis Gifford</i>	Phyllis Gifford	5620 Madre Mesa	646-1154
<i>Randy Carlson</i>	Randy Carlson	5645 madre mesa	646-0661
<i>Polly J. Welch</i>	POLLY J. WELCH	5802 MADRE MESA	648-025
<i>Sharon Hicks</i>	SHARON HICKS	5817 MADRE MESA	647-2180
<i>Michelle Locatelli</i>	Michelle Locatelli	5778 Madre Mesa	631-3499
<i>Ramona Pace</i>	RAMONA PACE	5732 Madre Mesa	648-1850
<i>Scott Carrell</i>	SCOTT CARRELL	5900 madre mesa	348-7780
<i>Sherry Interrante</i>	Sherry Interrante	5831 Madre Mesa Dr	638-8906
<i>Muffie Dingle</i>	MUFFIE DINGLE	5759 MADRE MESA	647-2213
<i>Pamela R. Casler</i>	PAMELA R CASLER	5659 Madre Mesa	647-6955
<i>Curtis Van Horn</i>	CURTIS VAN HORN	5509 MADRE MESA	648-2197
<i>Dirick Van Gorp</i>	DIRICK VAN GORP	5510 MADRE MESA DR	648-5544
<i>Patrick Lomax</i>	PATRICK LOMAX	5487 MADRE MESA DR	459-9534
<i>Martin L. Merritt</i>	MARTIN L. MERRITT	5465 Madre Mesa DR	631-0746
<i>Lise L. Kraemer</i>	LISE L. KRAEMER	5466 madre mesa Dr	646-5068
<i>Santiago Garcia</i>	Santiago Garcia	5418 Madre Mesa Dr	631-6389
<i>T. A. Gunn</i>	T. A. GUNN	5876 MADRE MESA	648-0828
	7-25-02 PC	GPA-0026-02	32P

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: GPR-0026-02
Z-0050-02

Date: 7/22/02
Name: Tom/Gail Adams
Address: 6038 W. Cartier St.
89108
Phone: 645-6522
☒ PROTEST ☐ APPROVE

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

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

Date: _____
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Phone: _____
☐ PROTEST ☐ APPROVE

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

GPR-0026-02

Z-0050-02
7-25-02 PL

P

Telephone Protest/Approval Log

Meeting Date: July 25, 2002

Case Number: GPA-0026-02
2-0050-02

Date: 7/22/02
Name: Mr & Mrs. Vicki Mildice
Address: 2508 Maverick Street
89108
Phone: 656-9405
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Gary Bruno
Address: 6131 W. Bronco Loco Ct
89108
Phone: 645-5385
☒ PROTEST ☐ APPROVE
don't want apartments on 1/2 acre properties.

Date: 7/22/02
Name: Loma Graham
Address: 6170 Madra Mesa Dr.
89108
Phone: 645-8912
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Karen Butta / Frank
Address: 2935 N. Maverick
89108
Phone: 656-7319
☒ PROTEST ☐ APPROVE

Date: 7-22-02
Name: APRIL ASHWORTH
Address: 2500 MORLANGE CT
Phone: 656-6854
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Jennifer Jeskey
Address: 2930 Maverick Street
89108
Phone: 645-0712
☒ PROTEST ☐ APPROVE
GPA-0026-02
2-0050-02
7-25-02 PC.
6P

July 19, 2002

Mr. & Mrs. T. Murray
9100 Lawton Pine Ave.
Las Vegas, NV 89129
Owners of property at the west corner of cartier and bronco.
APN: 138-14-703-011 & 138-14-703-012

Re: Z-0050-02

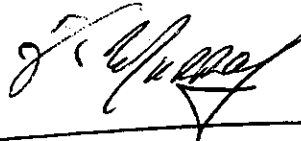
In the matter of rezoning APN 138-14-702-003 & 138-14-702-009 from undeveloped to multifamily Ward 5 (Weekly).

To Whom It May Concern:

When we purchased our property we had the intent of living in an area that was not so congested and that would have a more rural aspect to it. We do not think that the introduction of condominiums in the area is the greatest & best use for the above said property. The majority of the homeowners in the 750 ft. radius area are sitting on ½ acre lots that are custom or semi-custom homes that have a more independent lifestyle. Building condominiums in this area will make the place look very inconsistent plus impact the dollar value of our property. While recognizing the need for infill in Las Vegas we are open for other ideas or options for the above stated land, so our opinion is no we don't want condominiums that close to us.

Respectfully,

Tom & Anne Murray



PLANNING AND
DEVELOPMENT

JUL 22 12 10 PM '02

RECEIVED

GPA-0026-02
Z-0050-02
7-25-02 PC
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July 17, 2002

To: City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Attn: Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

Ref.: GPA-0026-02 & Z-0050-02

From: William and Carolyn Lea
5809 Paseo Montana
Las Vegas, NV 89108-4113

Dear Mr. McCulloch,

We strongly object to this zoning change. We moved to our home in 1980 for the rural atmosphere created by the zoning that existed. This zoning change will effect this area in a negative way.

Secondly: Our "Rancho Las Vegas" horse bridle path ends directly across Jones Blvd. from the subject property. We have continually fought a flooding problem in that bridle path partially caused by the developments to the West of Jones.

Don't be fooled by the two U(R) zoned properties to the South of the subject property, that is a LDS Church. It was a welcome addition to our neighborhood. This is not.

Thank You,

William Lea & Carolyn Lea
William and Carolyn Lea

GPA-0026-02
Z-0050-02
7-25-02 PC
P

July 18th, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. McCulloch,

Please accept this letter as my objection to the proposal to amend and rezone the subject property involved in case numbers: GPA-0026-02 and Z-0050-02.

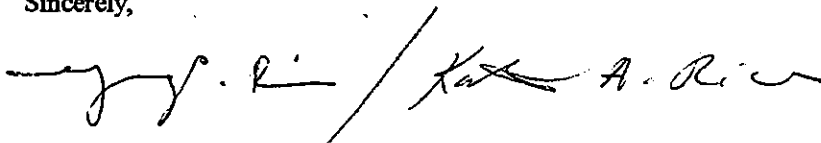
My wife, five children and I live within the notification area. We purchased our home here because of the current zoning. We want to continue to live in an area where rural density exists. We believe the current zoning adds to the character of our neighborhood. We are grateful for this zoning and enjoy the tradition that has been maintained.

Regretfully, the Schnider Family Trust, on behalf of Omega Development, would have their property zoning changed to accommodate medium density residential zoning. This would change the ambiance of our neighborhood. It may leave my family with a feeling of disappointment for having purchased our home in an area ideally zoned and ideally located for us, only to watch it revert in appearance to the area from which we happily moved.

The use of the subject property for medium density residential purposes is restricted by our current zoning. We would like Omega Development to honor the tradition of our neighborhood and build within the limits of our current zoning laws.

Please consider the opinion of my family in full objection to the Schnider Trust and Omega proposal.

Sincerely,

Handwritten signatures of Greg and Katherine Rice, separated by a diagonal line.

Greg and Katherine Rice and Family
5901 Sheila Avenue
Las Vegas, Nevada 89108
702 889-9684

GPA-0026-02
Z-0050-02
7-25-02 PC
P

July 25, 2002

City of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, NV. 89101-2986
Attn: Ms. Adrienne Low and Planning Commission

FAX TRANSMITTED: 474-0352

RE: GPA #26-02, Item Number 28 and 29.
Robert M. and Patricia Schnider for Omega Development.

Dear Ms. Low and Commissioners:

On behalf of the NFPC, Neighbors For Positive Change, I would like to protest the above noted requests for changes in zoning.

As you are aware this area is rural density and the request is for a change to medium density. We feel that any density higher than what is currently surrounding this specific area would not be compatible with the current residents and their homes. The homes on both sides of Jones Blvd. and to the east of Jones are on half acre parcels with the homes surrounding the other three sides of this property are a slightly higher density. We feel any new development should be a reflection of the density of the existing homes, especially those facing Jones Blvd.

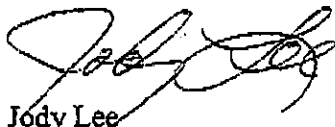
Nor is the actual design of the proposed development of a similar or like nature as the existing neighborhood homes. The proposed structures' appearance is more of a military barracks look than that of a good, well built, quality home.

The additional vehicular traffic around and onto Jones Blvd. is, in our viewpoint, another negative item to consider when contemplating approval of this proposal. Jones Blvd. is already a very busy street and current residents face extremely high traffic right now, especially during the early morning and late afternoons/evenings. The traffic from Jones Blvd. through the streets of Shiela, Madra Mesa and Alfred Drive alone has increased dramatically with people going back and forth to Doris Reed Elementary School or taking the "short cut" through to Decatur Blvd. When the other development on Michael and Madre Mesa is completed it too will be increasing the amount of east west traffic in this area.

Another consideration is the fact that there have been deaths and/or accidents at or very close to the Jones/Madre Mesa intersection. Children use that area for crossing to and from the nearby schools. Jones Blvd. is a fast moving dangerous street and adding more traffic is only asking for more problems.

We are proud of our homes and neighborhood. We chose this area because of its peacefulness and character. We would greatly appreciate your assistance in maintaining this character. We urge you to please deny this particular request and any requests in the future for development that is not cohesive with the surrounding neighborhood(s).

Sincerely,



Jody Lee
Neighbors For Positive Change

GPA-0026-02
2-0050-02
7.25.02AL

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READ INTO RECORD

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: GPA-0026-02
2-0050-02

Date: 7/23/02
Name: Earnestine Williams
Address: 2513 Morlang Ct.
89108
Phone: 658-0748
☒ PROTEST ☐ APPROVE

Date: 7/23/02
Name: James VanHooser
Address: 2501 Tan Bank
Court 89108
Phone: 656-8791
☒ PROTEST ☐ APPROVE

Date: 7/23/02
Name: Emond Irigoyen
Address: 2905 Maverick Street
89101
Phone: 645-3636
☒ PROTEST ☐ APPROVE

Date: 7/23/02
Name: Raul Payan
Address: 2960 Maverick
89108
Phone: 396-2275
☒ PROTEST ☐ APPROVE

Date: 7/24/02
Name: Rea Hassel
Address: ~~2915~~ 2915 Maverick St.
89108
Phone: 658-6180
☒ PROTEST ☐ APPROVE

Date: 7/24/02
Name: Luann Kutch
Address: 6081 Madra Mesa Dr.
89108
Phone: 655-7116
☒ PROTEST ☐ APPROVE

READ INTO RECORD

2-0050-02
GPA-0026-02
7.25.02 PC
6P

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: GPA-0026-02
2-0050-02

Date: 7/24/02
Name: Jessica Herman
Address: 6135 W. Brooks
89108
Phone: 631-5611
☒ PROTEST ☐ APPROVE

Date: 7/25/02
Name: Christina Lum
Address: 2815 N. Bronco St.
89108
Phone: 395-6127
☒ PROTEST ☐ APPROVE

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

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

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

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

2-0050-02
GPA-0026-02
7.25.02 PL

READ INTO RECORD

2P

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: 2-0050-02

Date: 7/25/02
Name: Debra Cummings
Address: 6115 W. Brooks Ave
89108
Phone: 658-1008
☒ PROTEST ☐ APPROVE

Date: 7-25-02
Name: Dhea Delgado
Address: 2845 N. Bronco St.
89108
Phone: 658-2574
☒ PROTEST ☐ APPROVE

Date: 7/26/02
Name: Elain Felden
Address: 2815 N. Jones
89108
Phone: 645-6670
☒ PROTEST ☐ APPROVE

Date: 7/26/02
Name: Mike Chupa
Address: 2855 N. Bronco St
89108
Phone: 645-3867
☒ PROTEST ☐ APPROVE

Date: 7/29/02
Name: Georgia Malone
Address: 2865 N. Bronco Street
89102
Phone: 645-8695
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE
20050-02

RECEIVED LATE

5P

Robert D. Zimmerman
2880 Maverick St.
Las Vegas, NV 89108

Planning Commission
731 S. 4th St.
L.V., L.V. 89101

Lawrence Weekly
Las Vegas City Councilman
400 Stewart Ave.
L.V., NV 89101

Dear Commissioners & Councilman Weekly:

I am writing to express my opposition to the rezoning request for the land at the northwest corner of Madre Mesa and Jones from "undeveloped rural density" to multi-family residential [Item number Z-0050-02]. With that zoning this four acre lot could be used to build 13 apartment units. This change would be inconsistent with the neighborhood, which is one of custom homes on large lots, and decrease the values of homes in the neighborhood. It would also cause traffic congestion, both on our local neighborhood streets but also on Jones. I also feel that it would overcrowd the local schools which were built to accommodate the current zoning. Brinley Middle School was just expanded this year to catch up with current enrollment.

Sincerely Yours,

Robert D. Zimmerman



~~CONFIDENTIAL~~
Z-0050-02
P

RECEIVED LATE

July 18, 2002

To: City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Attn: Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

Ref.: GPA-0026-02 & Z-0050-02

From: Kevin and Lora Farrell
5804 Paseo Montana
Las Vegas, NV 89108-4113

Dear Mr. McCulloch,

We strongly object to this zoning change. We moved to our home just a few short years ago for the rural atmosphere created by the zoning that existed. This zoning change will effect this area in a negative way.

Secondly: Our "Rancho Las Vegas" horse bridle path ends directly across Jones Blvd. from the subject property. We have continually fought a flooding problem in that bridle path partially caused by the developments to the West of Jones.

Don't be fooled by the two U(R) zoned properties to the South of the subject property, that is a LDS Church. It was a welcome addition to our neighborhood. This is not.

Thank You,


Kevin and Lora Farrell

RECEIVED LATE


Z-0050-02
7-25-02 PC
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Case number : GPA 0026-02

Rezoning Case Number Z-0050-02

We are Opposed to the Rezoning from R (Rural Density) to
R-3 (Medium Density Residential)

Name

Address

- 1- Janet White 5970 Alfred Dr LV NV 89108
- 2- ~~Bob White~~ 5970 Alfred Dr. LV NV 89108
- 3- Linda Schun 5908 Alfred Dr. LV 89108
- 4- Maureen Tanora 5908 Alfred Dr LV 89108
- 5- ~~Tracy~~ 5806 Alfred Dr LV 89108
- 6- Sue Brandt 5855 Alfred Dr. LV 89108
- 7- Tim Brandt 5855 Alfred Dr. LV 89108
- 8- Larry Brandt 5855 Alfred Dr. LV NV 89108
- 9- Patricia Keiser 5806 Alfred Las Vegas 89108
- 10- Kara Keiser 5806 Alfred Las Vegas 89108
- 11- Karri Keiser 5806 Alfred Dr Las Vegas 89108
- 12- Dee Keiser 5806 Alfred Dr Las Vegas 89108
- 13- Tricia L. Williamson 5854 Alfred Dr Las Vegas NV 89108
- 14- James Pinter 5854 Alfred Dr Las Vegas NV 89108
- 15- Roy E. Lee 5807 Alfred Drive LAS VEGAS, NV 89105
- 16- Jody Lee 5807 Alfred Dr. LV, NV. 89108

- 18- ~~Allen Carson~~ 5759 Alfred Drive 89109
- 19- ~~Mont E. Carson~~ 5759 Alfred Drive 89108
- 20- ~~Phyllis Carson~~ 5738 Alfred Drive 89108
- 21- ~~Carol Carson~~ 5788 Alfred Drive 89108
- 22- ~~Richard Carson~~ 5711 Alfred Drive 89108
- 23- ~~Myra Navaj~~ 5656 Alfred Dr. 89108
- 24- ~~John Navaj~~ 5661 Alfred Dr. 89108
- 25- ~~John L. Latta~~ 5613 ALFRED DR 89108
- 26- ~~James White~~ 5613 ALFRED DR. 89108
- 27- ~~G. Lloyd Ewell~~ 5603 ALFRED DR 89108
- 28- ~~Carol R. Ewell~~ 5603 Alfred Dr 89108
- 29- ~~Gannu F. Mazur~~ 5550 Alfred Dr 89108
- 30- ~~Peter Boland~~ 5593 Alfred 89108
- 31- ~~Don Bull~~ 3320 FORT APACHE #234 89117
- 32- ~~Joe Vasconcellos~~ 5591 Alfred Dr 89108
- 33- ~~Joe Vasconcellos~~ 5591 Alfred Dr 89108
- 34- ~~John Ottowood~~ 5526 Alfred Dr 89108
- 35- ~~Ken Carlson~~ 5505 ALFRED DR 89108
- 36- ~~Don Carlson~~ 5505 ALFRED DR 89108
- 37- ~~Teri Carlson~~ 5505 Alfred Dr 89108

38	Mary Lutz	5484 Alfred Dr.	8910
39	Mr. Lutz	5454 Alfred Dr.	8910
40	Lanell Whasehe	5460 Alfred Dr.	8910
41	Irene M ^c Coy	5438 Alfred Dr.	89108
42	Fanny Child	5417 Alfred Dr.	89108
43	Harold M	5617 ALFRED DR.	89108
44	Dorthe M. Mann	5617 Alfred Dr.	89108
45	Marjorie R. Teller	5734 Alfred Dr.	89108
46	James Taffey	5734 W. Alfred Dr.	89108
47	Jay Cohen	5971 Alfred Dr.	89108
48	Carol Cohen	5971 Alfred Dr.	89108

GPA 26-02

Re: Brad Esposito : Omega Development
72 condominiums at Jones and Madre Mesa NW 4 acres

We of the surrounding neighborhood are very much against this type of development which would surround our rural home lots. We met with Mr. Esposito and his lawyer at Brinley Middle School on Tuesday, July 9, 2002. We all expressed that our neighborhood doesn't constitute this type of new development. Our homes are on lots of 1/2 acre or more. His development would warrant a great increase of traffic. What about the parking of 144 cars? Each condo would have at least 2 cars!

Name

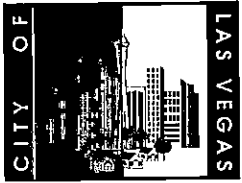
Address

- 1- Alfance 5591 Alfred Dr. LV, NV 89108
- 2- Paul Vasquez " " " "
- 3- Brenda Sadberry 5981 Alfred Dr LV-Nevada 89108
- 4- Ray 5981 Alfred Dr LV-NV 89108
- 5- Robert A. White 5980 W. Alfred Dr. 89108
- 6- Suzanne C. Silver 5980 W. Alfred Dr. 89108

3P

GPA-0026-02
7-25-02 PC

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Camp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

August 9, 2002

Mr. Brad Esposito
Schnider Family Trust
2829 South Rainbow Boulevard, Suite A
Las Vegas, Nevada 89146

RE: ABEYANCE - Z-0050-02 - REZONING

Dear Mr. Esposito:

Please be advised the City Planning Commission at its regular meeting on **August 22, 2002**, as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Troy S. Jeschke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TSJ:clb

Enclosure

cc: Mr. Brad Esposito
Omega Development, Limited Liability Company
4175 Cameron Street, Suite A
Las Vegas, Nevada 89103

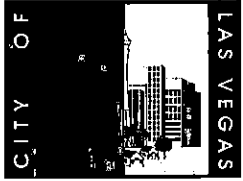
Mr. Ed Taney
Taney Engineering
4445 South Jones Boulevard, Suite #1
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brawn
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



07101-001-2/01

July 26, 2002

Mr. Brad Esposito
Schnider Family Trust
2829 South Rainbow Boulevard, Suite A
Las Vegas, Nevada 89146

RE: Z-0050-02 - REZONING

Dear Mr. Esposito:

Your request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly), was considered by the Planning Commission on July 25, 2002.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to allow the applicant an opportunity to address staff's comments.

This item is scheduled to be heard again at the **August 22, 2002** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Laura Martin, Planner II
Planning and Development Department
Current Planning Division

LM:clb

cc: Mr. Brad Esposito
Omega Development, Limited Liability Company
4175 Cameron Street, Suite A
Las Vegas, Nevada 89103

Mr. Ed Taney
Taney Engineering
4445 South Jones Boulevard, Suite #1
Las Vegas, Nevada 89103

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

81

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 28 [GPA-0026-02], Item 29 [Z-0050-02] and Item 30 [VAC-0053-02] to the 8/22/2002 Planning Commission meeting – UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 28 [GPA-0026-02] and Item 29 [Z-0050-02] be held in abeyance to the 8/22/2002 Planning Commission meeting in order to address staff's comments.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 29 – Z-0050-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:10)

1-180

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 25, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-0026-02) to an M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. The setbacks for this development shall meet minimum R-3 (Medium Density Residential) standards per Title 19A (Section 19A.08).
4. The standards for this development shall meet minimum R-3 (Medium Density Residential) standards per Title 19A (Section 19A.08) and include the following: a minimum lot size of 6,500 square feet, a minimum distance between buildings of 10 feet, and the building height shall not exceed 2 stories or 35 feet, whichever is less.
5. A landscape plan shall be submitted and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect landscape standards that meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards including 24-inch box trees planted a maximum of 30-feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Building elevations and floor plans shall be submitted and approved by Planning and Development Department staff; prior to the time application is made for a building permit.
7. Block walls will incorporate decorative trim and decorative pilasters and have a rural appearance. An exhibit depicting the design detail of the proposed wall shall be submitted. There will be no stucco walls.
8. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. The site plan for this site must be designed to accommodate the existing 30 feet of right-of-way adjacent to the north edge of this site for Peak Drive, unless an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission.
13. Dedicate 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Jones Boulevard and Madre Mesa Drive.
14. Construct all incomplete half-street improvements (sidewalk) on Jones Boulevard adjacent to this site, construct half-street improvements on Madre Mesa Drive and construct half street improvements including appropriate overpaving on Peak Drive adjacent to this site concurrent with development of this site. Construction requirements for Peak Drive may be modified if an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Construct public sewer from a location acceptable to the City Engineer to the west edge of this site in Madre Mesa Drive to a location and depth acceptable to the City Engineer.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.

The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 4.68 acres located adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive. The justification letter indicates that the site's existence next to Jones Boulevard, a major arterial, coupled with a plan that will minimize any impact to existing residential lots in the area, makes it a viable candidate for condominium home sales.

BACKGROUND DATA

- 1995 The subject property was Annexed [A-0028-95(A)] into the City of Las Vegas.
- 1996 The subject property was Annexed [A-0001-96(A)] into the City of Las Vegas.
- 10/01/99 Revisions to NRS 278.160, reflecting passage of Senate Bill 391 during the 1999 Legislative session, became effective. The new law defines a Rural Preservation Neighborhood as including at least 10 residential units at a density of no more than 2 units per acre, and requires maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood.
- 07/25/02 The Planning Commission was to consider a related application, a Petition to Vacate (VAC-0053-02) a portion of Peak Drive. On July 15, 2002 the applicant requested abeyance in order to submit an application for an amendment to the Master Streets and Highways Plan.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential
South	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]	Undeveloped
	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential
East	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential Undeveloped
West	Clark County [R (Rural Density Residential) General Plan Designation]	Single Family Residential Undeveloped

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated R (Rural Density Residential) on the Southwest Sector of the General Plan. This category allows a residential density range of 2.1 to 3.5 units per acre. The requested Rezoning to R-3 (Medium Density Residential) is not consistent with this General Plan designation.

The applicant has requested an amendment to the Southwest Sector Plan to M (Medium Density Residential) on the site. This category allows a residential density range of 12.1 to 25 units per acre. If the General Plan Amendment is approved, the requested R-3 (Medium Density Residential) zoning will be consistent with the General Plan designation.

Staff finds the requested General Plan Amendment to be inappropriate for the site, and has recommended denial due to the proposed density (15.4 dwelling units per acre) of the condominium project. Any density greater than 3.5 would not be compatible with the surrounding area and would be too intense for the neighboring uses of the site.

DETAILS OF APPLICATION REQUEST

Site Area:	4.68 Acres
Number of Units:	72 Lots
Density:	15.4 Units Per Acre
Setbacks:	
Front:	20 Feet
Side:	5 Feet
Corner Side:	5 Feet
Rear:	20 Feet
Building Height	2 Story

Access to the site is proposed from one gated entrance from Jones Boulevard. All proposed buildings would be accessed from 25-foot wide drive aisles flanked by parking on either side. The proposed development will consist of 72 two-bedroom condominium units situated in nine (9) two-story buildings.

ZONING

Staff finds that the proposed residential condominium development with this request for an R-3 (Medium Density Residential) zone will result in approximately 15.4 units per acre, a higher residential density on the subject site than the maximum density of 2.1 to 3.5 units per acre

Z-0050-02 - Staff Report Page Three
July 25, 2002 Planning Commission Meeting

allowed for the adjacent properties. Staff finds the proposed rezoning to R-3 (Medium Density Residential) and the subsequent proposed condominium development is inappropriate as well as incompatible with the rural residential character of the area.

Staff notes the subject site is adjacent to a Rural Preservation Neighborhood and falls within the 330' buffer parcel buffer zone. The Rural Preservation Neighborhoods law requires maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood. Within the buffer zone on the site, the proposed density of approximately 15.4 dwelling units per acre does not meet the allowable buffer zone maximum of 3.0 units per acre. Staff finds that the overall proposal will result in a development density that is not consistent with the intent of the Rural Preservation Neighborhoods law and is not compatible with the surrounding rural character of the area.

In regard to the submitted site plan, staff notes the northern portion encroached into the public right-of-way of Peak Drive. The applicant has submitted a Vacation application for this portion of Peak Drive. However, Peak Drive west of Jones Boulevard is listed on the Master Plan of Streets and Highways as an essential right-of-way. Therefore a condition is listed for the site plan to be redesigned to accommodate the existing 30 feet of right-of-way adjacent to the north edge of this site for Peak Drive, unless an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission.

Staff is also recommending a condition for the applicant to submit building elevations and floor plans for the condominium units, to be approved by Planning and Development Department staff, prior to the time application is made for a building permit to ensure compatibility with the rural residential character of the area.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The subject site is designated R (Rural Density Residential) on the Southwest Sector of the General Plan. This category allows a residential density range of 2.1 to 3.5 units per acre. The requested Rezoning to R-3 (Medium Density Residential) is not consistent with this General Plan designation. The applicant has requested an amendment to the Southwest Sector Plan to M (Medium Density Residential) on the site. This category allows a residential density range of 12.1 to 25 units per acre. If the General Plan Amendment is approved, the requested R-3 (Medium Density Residential) zoning will be consistent with the General Plan designation.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

Staff finds that the proposed residential condominium development with this request for an R-3 (Medium Density Residential) zone will result in approximately 15.4 units per acre, a higher residential density on the subject site than the maximum density of 2.1 to 3.5 units per acre allowed for the adjacent properties. Staff finds the proposed rezoning to R-3 (Medium Density Residential) and the subsequent proposed condominium development is inappropriate as well as incompatible with the rural residential character of the area. Staff also finds the overall proposal will result in a development density that is not consistent with the intent of the Rural Preservation Neighborhoods law, which allows a maximum density of 3.0 units per acre for parcels within the 330' buffer zone.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

Staff finds that the proposed rezoning to R-3 (Medium Density Residential) will result in a density of approximately 15.4 units per acre and therefore is not appropriate with the rural residential character of the area, which has a general density of 2.1 to 3.5 units per acre.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Staff finds the existing street system is partially developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site with conditions regarding half-street improvements.

NOTICES MAILED 120 [Mailed with GPA-0026-02]

APPROVALS 0

PROTESTS 73



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0050-02 APN: _____

Name of Property Owner: ROBERT M. SCHNIDER, SCHNIDER FAMILY TRUST

Name of Applicant: OMEGA DEVELOPMENT, LLL

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ ☒ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Robert M. Schnider

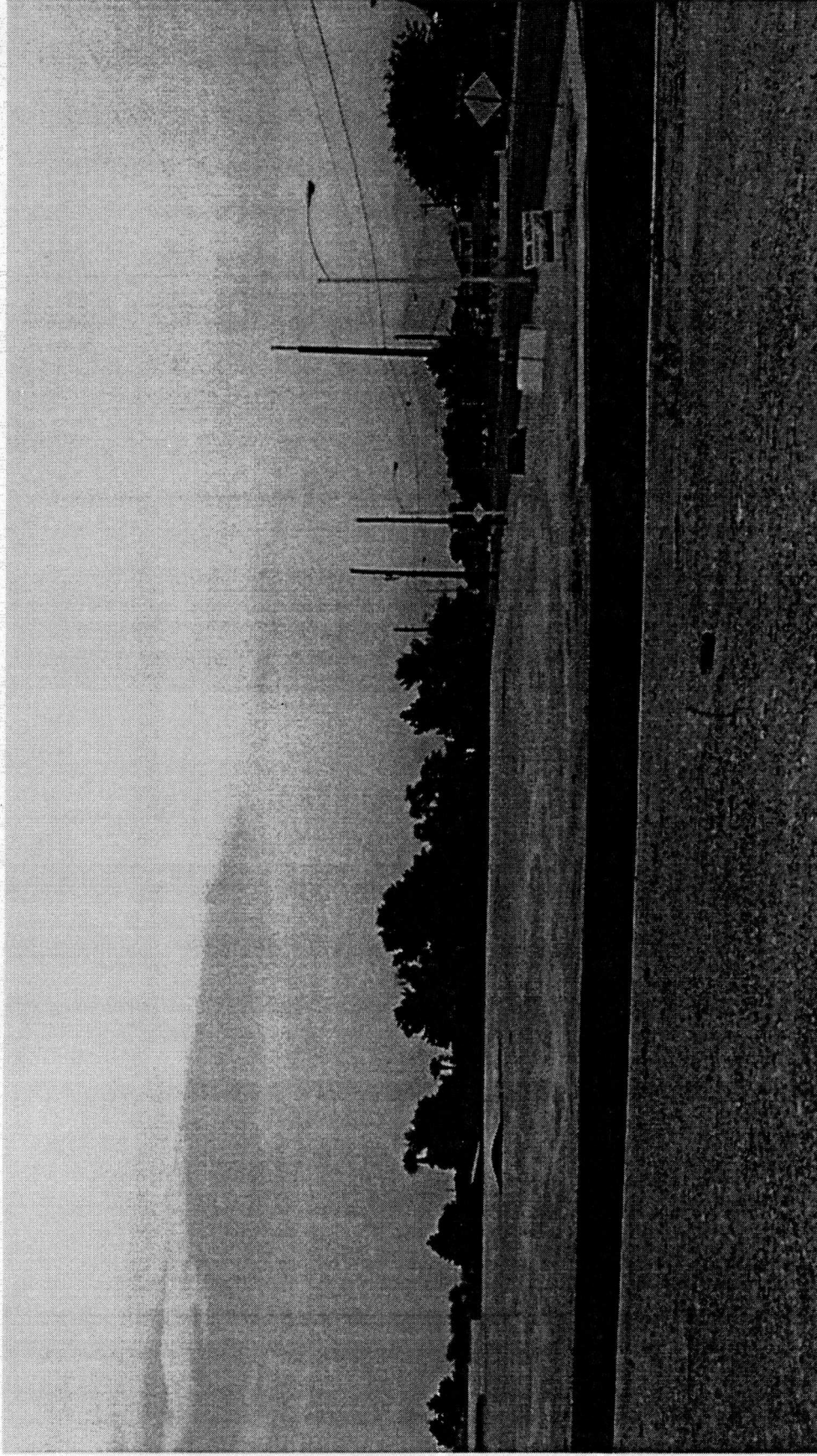
Subscribed and sworn before me

This 30 day of MAY, 2002

Angela C. Parker
Notary Public in and for said County and State



Z-0050-02
7-25-02 PC



Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA
DEVELOPMENT, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE
JULY 25, 2002 PLANNING COMMISSION

Case number : GPA 0026-02

Rezoning Case Number Z-0050-02

We are Opposed to the Rezoning from R (Rural Density) to
R-3 (Medium Density Residential)

Name

Address

- 1- ~~James White~~ 5970 Alfred Dr LV NV 89108
- 2- ~~Bob Smith~~ 5970 Alfred Dr. LV NV 89108
- 3- ~~Conda Nelson~~ 5908 Alfred Dr. LV 89108
- 4- ~~Marcia Tanova~~ 5908 Alfred Dr LV 89108
- 5- ~~King~~ 5806 Alfred Dr LV 89108
- 6- ~~Sue Brandt~~ 5855 Alfred Dr. LV 89108
- 7- ~~Tim Brandt~~ 5855 Alfred Dr. LV 89108
- 8- ~~Darryl Brandt~~ 5855 Alfred Dr. LV NV 89108
- 9- ~~Danette Keiser~~ 5806 Alfred Las Vegas 89108
- 10- ~~Karen Keiser~~ 5806 Alfred Las Vegas 89108
- 11- ~~Karmi Keiser~~ 5806 Alfred Dr Las Vegas 89108
- 12- ~~Dee Keiser~~ 5806 Alfred Dr Las Vegas 89108
- 13- ~~Jucia Williamson~~ 5854 Alfred Dr Las Vegas NV 89108
- 14- ~~James Pinter~~ 5854 Alfred Dr Las Vegas NV 89108
- 15- ~~Roy E. Lee~~ 5807 Alfred Drive Las Vegas, NV 89108
- 16- ~~Jody Lee~~ 5807 Alfred Dr. LV, NV. 89108

Jerry L. McKinnon

5782 ALFRED LN 89108

18. ~~Allen Carson~~ 5759 Alfred Drive 89108
19. ~~Monte Carson~~ 5759 Alfred Drive 89108
20. ~~Phyllis Carson~~ 5738 Alfred Drive 89108
21. ~~Carl Carson~~ 5788 Alfred Drive 89108
22. ~~Richard Carson~~ 5711 Alfred Drive 89108
23. ~~Frederic Navariz~~ 5666 Alfred Dr. 89108
24. ~~John Navariz~~ 5661 Alfred Dr. 89108
25. ~~John Navariz~~ 5613 ALFRED DR 89108
26. ~~John White~~ 5613 ALFRED DR 89108
27. ~~Howard Ewell~~ 5603 ALFRED DR 89108
28. ~~Carol R. Ewell~~ 5603 Alfred Dr 89108
29. ~~Barnett F. Mazur~~ 5550 Alfred Dr 89108
30. ~~Peter Boland~~ 5593 Alfred 89108
31. ~~Don Bull~~ 3320 FORT APACHE #234 89117
32. ~~Joe Vasconcellos~~ 5591 Alfred Dr 89108
33. ~~Joe Vasconcellos~~ 5591 Alfred Dr 89108
34. ~~John Ottoway~~ 5526 Alfred Dr 89108
35. ~~Ken Carlson~~ 5505 ALFRED DR 89108
36. ~~Sam Carlson~~ 5505 Alfred Dr 89108
37. ~~Luci Carlson~~ 5505 Alfred Dr 89108

14P

2-0050-0

7-2502

PC

38	Mary Joly	5484 Alfred Dr.	8910
39	Mrs. Joly	5454 Alfred Dr.	8910
40	Leunell Whasehe	5460 Alfred Dr.	8910
41	Irene M ^c Coy	5438 Alfred Dr.	89108
42	Jerry Child	5417 Alfred Dr.	89108
43	Harold Am	5617 ALFRED DR.	89108
44	Dorothy M. Mann	5617 Alfred Dr.	89108
45	Marjorie R. Telle	5734 Alfred Dr.	89108
46	James Tolley	5734 W. Alfred Dr.	89108
47	Jay Cohen	5971 Alfred Dr.	89108
48	Carol Cohen	5971 Alfred Dr.	89108

GPA 26-02

Re: Brad Esposito : Omega Development

72 condominiums at Jones and Madre Mesa NW 4 acres

We of the surrounding neighborhood are very much against this type of development which would surround our rural home lots. We met with Mr. Esposito and his lawyer at Brinley Middle School on Tuesday, July 9, 2002. We all expressed that our neighborhood doesn't constitute this type of new development. Our homes are on lots of 1/2 acre or more. His development would warrant a great increase of traffic. What about the parking of 144 cars? Each condo would have at least 2 cars!

Name

Address

- 1- Alfred Cr. 5591 Alfred Cr. LV, NV 89108
- 2- Paul Vasquez " " " "
- 3- Brenda Sadberry 5981 Alfred Dr LV-Nevada 89108
- 4- Ry 5981 Alfred Dr LV-NV 89108
- 5- John R. White 5980 W. Alfred Dr. 89108
- 6- Suzanne C. Silvert 5980 W. Alfred Dr. 89108

July 18th, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. McCulloch,

Please accept this letter as my objection to the proposal to amend and rezone the subject property involved in case numbers: GPA-0026-02 and Z-0050-02.

My wife, five children and I live within the notification area. We purchased our home here because of the current zoning. We want to continue to live in an area where rural density exists. We believe the current zoning adds to the character of our neighborhood. We are grateful for this zoning and enjoy the tradition that has been maintained.

Regretfully, the Schnider Family Trust, on behalf of Omega Development, would have their property zoning changed to accommodate medium density residential zoning. This would change the ambiance of our neighborhood. It may leave my family with a feeling of disappointment for having purchased our home in an area ideally zoned and ideally located for us, only to watch it revert in appearance to the area from which we happily moved.

The use of the subject property for medium density residential purposes is restricted by our current zoning. We would like Omega Development to honor the tradition of our neighborhood and build within the limits of our current zoning laws.

Please consider the opinion of my family in full objection to the Schnider Trust and Omega proposal.

Sincerely,

Handwritten signatures of Greg and Katherine Rice, separated by a diagonal line.

Greg and Katherine Rice and Family
5901 Sheila Avenue
Las Vegas, Nevada 89108
702 889-9684

GPA-0026-02
Z-0050-02
7-25-02 PC
P

Las Vegas City Planning Zoning Meeting July, 25, 2002 7-15-02
 Thursday 6 p.m. City Council Chambers 400 Stewart

Case number : GPA 0026-02

Rezoning Case Number Z-0050-02

We are Opposed to the Rezoning from R (Rural Density) to
 R-3 (Medium Density Residential)

Signature	Printed Name	Address	PHONE
<i>John D. Hunt</i>	John D. Hunt	5948 Madre Mesa	648-0635
<i>Maurice L. Kero</i>	MAURICE L. KERO	5924 MADRE MESA	638-8516
<i>Cheryl Wells</i>	Cheryl Wells	5650 madre mesa	254-7466
<i>Linda Cox</i>	LINDA COX	5824 MADRE MESA	648-7686
<i>Fred Caruth</i>	FRED CARUTH	5875 MADRE MESA	648-6603
<i>Jack V. Termer</i>	JACK V. TERMER	5851 MADRE MESA	646-5859
<i>Jay Gek</i>	JAY GEK	5710 MADRE MESA	647-4326
<i>Emmy K. Kynan</i>	Emmy K. Kynan	5664 madre mesa	646-3577
<i>Sandra D. Childs</i>	SANDRA D. CHILDS	5639 MADRE MESA	647-0320
<i>Brice Chestey</i>	Brice Chestey	5642 Madre Mesa	656-9415
<i>Tom Muhl</i>	Tom Muhl	5619 madre mesa	648-0186
<i>Craig King</i>	CRAIG KING	5597 madre mesa	658-2558
<i>John Peterson</i>	JOHN PETERSON	5575 MADRE MESA	278-5561
<i>Eleanor C. Scholl</i>	ELEANOR C. SCHOLL	5553 MADRE MESA	648-5553
<i>Barbara Carlile Angione</i>	BARBARA CARLILE ANGIONE	5531 Madre Mesa	648-2410
<i>Phyllis Gifford</i>	Phyllis Gifford	5620 Madre Mesa	646-1154
<i>Randy Carlson</i>	Randy Carlson	5615 madre mesa	646-0661
<i>Polly J. Welch</i>	POLLY J. WELCH	5802 MADRE MESA	648-0253
<i>Sharon Hicks</i>	SHARON HICKS	5817 MADRE MESA	647-2180
<i>Michelle Locatelli</i>	Michelle Locatelli	5778 Madre Mesa	631-3499
<i>Ramona Pace</i>	RAMONA PACE	5732 Madre Mesa	648-1850
<i>Scott Carrell</i>	SCOTT CARRELL	5900 madre mesa	648-7780
<i>Sherry Interrante</i>	Sherry Interrante	5831 Madre Mesa Dr	638-8906
<i>Muffie Dingle</i>	MUFFIE DINGLE	5759 MADRE MESA	647-2213
<i>Pamela R. Casler</i>	PAMELA R. CASLER	5659 Madre Mesa	647-6955
<i>Curt Van Horn</i>	CURT VAN HORN	5509 MADRE MESA	648-2197
<i>Dirick Van Gorp</i>	DIRICK VAN GORP	5510 MADRE MESA DR	648-5544
<i>Patrick Lomax</i>	PATRICK LOMAX	5487 MADRE MESA DR	459-9531
<i>Martin L. Merritt</i>	MARTIN L. MERRITT	5465 MADRE MESA DR	631-0746
<i>Lise L. Kraemer</i>	Lise L. Kraemer	5466 madre mesa Dr	646-5068
<i>Santiago Garcia</i>	Santiago Garcia	5418 Madre Mesa Dr	631-6389
<i>T. A. Gunn</i>	T. A. GUNN	5876 MADRE MESA	648-0828
	7-25-02 PC	GPA-0026-02	32P

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: GPR-0026-02
Z-0050-02

Date: 7/22/02
Name: Tom/Gail Adams
Address: 6038 W. Cartier St.
89108
Phone: 645-6522
☒ PROTEST ☐ APPROVE

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

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

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

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

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

GPR-0026-02

Z-0050-02
7-25-02 PC

P

Telephone Protest/ Approval Log

Meeting Date: July 25, 2002

Case Number: GPA-0026-02
2-0050-02

Date: 7/22/02
Name: Mr & Mrs. Vicki Mildice
Address: 2508 Maverick Street
89108
Phone: 656-9405
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Gary Bruno
Address: 6131 W. Bronco Loco Ct
89108
Phone: 645-5385
☒ PROTEST ☐ APPROVE
don't want apartments on 1/2 acre properties.

Date: 7/22/02
Name: Loma Graham
Address: 6170 Madra Mesa Dr.
89108
Phone: 645-8912
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Karen Butta / Frank
Address: 2935 N. Maverick
89108
Phone: 656-7319
☒ PROTEST ☐ APPROVE

Date: 7-22-02
Name: APRIL ASHWORTH
Address: 2500 MORRIS CT
Phone: 656-6854
☒ PROTEST ☐ APPROVE

Date: 7/22/02
Name: Jennifer Jeskey
Address: 2930 Maverick Street
89108
Phone: 645-0712
☒ PROTEST ☐ APPROVE
GPA-0026-02
2-0050-02
7-25-02 PC
L P

July 19, 2002

Mr. & Mrs. T. Murray
9100 Lawton Pine Ave.
Las Vegas, NV 89129
Owners of property at the west corner of cartier and bronco.
APN: 138-14-703-011 & 138-14-703-012

Re: Z-0050-02

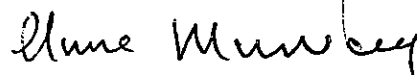
In the matter of rezoning APN 138-14-702-003 & 138-14-702-009 from undeveloped to multifamily Ward 5 (Weekly).

To Whom It May Concern:

When we purchased our property we had the intent of living in an area that was not so congested and that would have a more rural aspect to it. We do not think that the introduction of condominiums in the area is the greatest & best use for the above said property. The majority of the homeowners in the 750 ft. radius area are sitting on ½ acre lots that are custom or semi-custom homes that have a more independent lifestyle. Building condominiums in this area will make the place look very inconsistent plus impact the dollar value of our property. While recognizing the need for infill in Las Vegas we are open for other ideas or options for the above stated land, so our opinion is no we don't want condominiums that close to us.

Respectfully,

Tom & Anne Murray



PLANNING AND
DEVELOPMENT

JUL 22 12 10 PM '02

RECEIVED

GPA-0026-02
Z-0050-02
7-25-02 PC

P

July 17, 2002

To: City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Attn: Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

Ref.: GPA-0026-02 & Z-0050-02

From: William and Carolyn Lea
5809 Paseo Montana
Las Vegas, NV 89108-4113

Dear Mr. McCulloch,

We strongly object to this zoning change. We moved to our home in 1980 for the rural atmosphere created by the zoning that existed. This zoning change will effect this area in a negative way.

Secondly: Our "Rancho Las Vegas" horse bridle path ends directly across Jones Blvd. from the subject property. We have continually fought a flooding problem in that bridle path partially caused by the developments to the West of Jones.

Don't be fooled by the two U(R) zoned properties to the South of the subject property, that is a LDS Church. It was a welcome addition to our neighborhood. This is not.

Thank You,

William Lea & Carolyn Lea
William and Carolyn Lea

GPA-0026-02
Z-0050-02
7-25-02 PC
P

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

ROBERT J. GRONAUER
rgronauer@kkbr.com

July 25, 2002

VIA FACSIMILE

385-7268

Mr. Troy Jeschke
City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Re: GPA-0026-02 and Z-0050-02
Schnider Family Trust on behalf of Omega Development

Dear Mr. Jeschke:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission hearing of July 25, 2002 until August 22, 2002. The additional time is needed to address staff's comments.

Thank you for your consideration.

Sincerely,

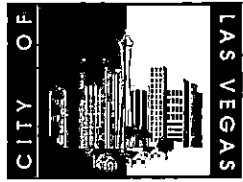
KUMMER KAEMPFER BONNER & RENSHAW

Robert J. Gronauer/mlt

Robert J. Gronauer

RJG/mlt

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 12, 2002

Mr. Brad Esposito
Robert M. Schnider, Trustee
Schnider Family Trust
2829 South Rainbow Boulevard, Suite A
Las Vegas, Nevada 89146

RE: Z-0050-02 - REZONING

Dear Mr. Esposito:

Please be advised the City Planning Commission at its regular meeting on **July 25, 2002**, as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

Enclosure

cc: Mr. Brad Esposito
Omega Development, Limited Liability Company
4175 Cameron Street, Suite A
Las Vegas, Nevada 89103

Mr. Ed Taney
Taney Engineering
4445 South Jones Boulevard, Suite #1
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro-Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



**CITY OF LAS VEGAS
PLANNING COMMISSION RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION NUMBERS: Z-0050-02

PROJECT: Multi-family Residential

LOCATION: NWC of Madre Mesa & Jones

MEETING DATE: July 25, 2002

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development should be obstruction marked or lighted.

Clark County Code (Title 20, Subsection 13), pursuant to Chapter 497 of the Nevada Revised Statutes, requires that a Permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) must also be obtained prior to construction. Per 20.13.040 of Clark County Code, an aviation easement will be required for any structure, which will exceed the 100:1 slope for North Las Vegas Airport (NLVA).

Our calculations indicate that this site is approximately 6,456 feet from the nearest point of a runway at the NLVA. At an elevation of 2,265 feet, the site is 62 feet higher than the nearest point of a runway at the NLVA. Therefore, any structures at the site greater than 2 feet above ground-level would exceed the 100:1 notice requirement. **The applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.**

Name: John Korkos

Date: 7/16/02

Title: Senior Planner

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering;
Rita Lumos, Survey (FM, PM, & A's only)
Date: June 27, 2002
Re: Z-50-02 Robert M. and Patricia Schnider Family Trust obo NWC Jones Blvd. & Madre Mesa Dr.
Omega Development, LLC
Rezoning from U to R-3 for a proposed 9 unit condominium project on 4.68 acres



COMMENTS:

We note that the site plan depicted in this application depends on a Vacation Application for Peak Drive which we recommend be abeyed pending an amendment to the Master Plan of Streets and Highways, and which Public Works does not support. We question therefore whether this Rezoning Application should also be abeyed.

CONDITIONS OF APPROVAL:

1. The site plan for this site must be designed to accommodate the existing 30 feet of right-of-way adjacent to the north edge of this site for Peak Drive, unless an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission.
2. Dedicate 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Jones Boulevard and Madre Mesa Drive.
3. Construct all incomplete half-street improvements (sidewalk) on Jones Boulevard adjacent to this site, construct half-street improvements on Madre Mesa Drive and construct half street improvements including appropriate overpaving on Peak Drive adjacent to this site concurrent with development of this site. Construction requirements for Peak Drive may be modified if an amendment to remove Peak Drive from the Master Plan of Streets and Highways is approved by City Council, and a Petition to Vacate Peak Drive adjacent to this site is approved by both the City Council and the Clark County Commission. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Construct public sewer from a location acceptable to the City Engineer to the west edge of this site in Madre Mesa Drive to a location and depth acceptable to the City Engineer.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
8. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**CITY OF LAS VEGAS
PLANNING COMMISSION RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION NUMBERS: GPA-0026-02/Z-0050-02

PROJECT: Multi-family Residential

LOCATION: NWC of Madre Mesa Dr. & Jones Blvd.

MEETING DATE: August 22, 2002

COMMENTS:

The proposed development may be subject to continuing noise and over-flights from aircraft utilizing the North Las Vegas Airport (NLVA). Future demand for air travel and airport operations are anticipated to increase significantly, with a fifty percent increase of flight operations expected to occur at the NLVA over the next two decades. Please note that, while they are limited, nighttime operations regularly occur at the NLVA. Clark County intends to continue to upgrade the facilities at the NLVA, which includes the addition of a third runway (Runway 12L-30R).

It should also be noted that the FAA will no longer approve remedial noise mitigation measures for incompatible development, impacted by aircraft operations, which was constructed after October 1, 1998. Therefore, Federal funds will not be available in the future should the owners of dwelling units within the proposed project wish to be purchased or have the units soundproofed by Clark County.

Additionally, Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development should be obstruction marked or lighted.

Clark County Code (Title 20, Subsection 13), pursuant to Chapter 497 of the Nevada Revised Statutes, requires that a Permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) must also be obtained prior to construction. Per 20.13.040 of Clark County Code, an aviation easement will be required for any structure, which will exceed the 100:1 slope for North Las Vegas Airport (NLVA).

Our calculations indicate that this site is approximately 6,432 feet from the nearest point of a runway at the NLVA. At an elevation of 2,265 feet, the site is 63 feet higher than the nearest point of a runway at the NLVA. Therefore, any structures at the site greater than ONE (1) foot above ground level would exceed the 100:1 notice requirement. **The applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.**

Name: _____

John Korkosz

Senior Planner

Date: _____

8/12/02

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Planning and Development Department

From: Sharon Segerblom, Director *Sharon Segerblom*
Neighborhood Services Department

CC: Stephen Harsin, Tony Longo, Anthony Willis, Lisa Lopez, Yorgo Kagafas, Patrick Murphy

Date: June 25, 2002

Re: Case Number **Z-0050-02** - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres located adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive, (APN's: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 6 (Mack).

The following neighborhood associations are located within one mile of this item and are mailed a courtesy development notification by Neighborhood Services: **By July 6, 2002.**

Bavington Court HOA
Independent NW HOA
NFPC - Neighbors for Positive Change
North Las Vegas Airport Association
Northwest Area Residents Association
Northwest Network of Neighborhoods
Sterling Springs HOA
The ACT Neighborhood Preservation Assoc

City of Las Vegas - Neighborhood Services I
DEVELOPMENT NOTIFICATION
PC Meeting - 7/25/2002

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

Z-0050-02

Bavington Court HOA
Independent NW HOA
NFPC - Neighbors for Positive Change
North Las Vegas Airport Association
Northwest Area Residents Association
Northwest Network of Neighborhoods
Sterling Springs HOA
The ACT Neighborhood Preservation Assoc (INACTIVE)

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0050-02

REQUEST BY ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY FOR A REZONING FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) ON 4.68 ACRES ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE, (APN: 138-14-702-003 AND 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, WARD 5 (WEEKLY).

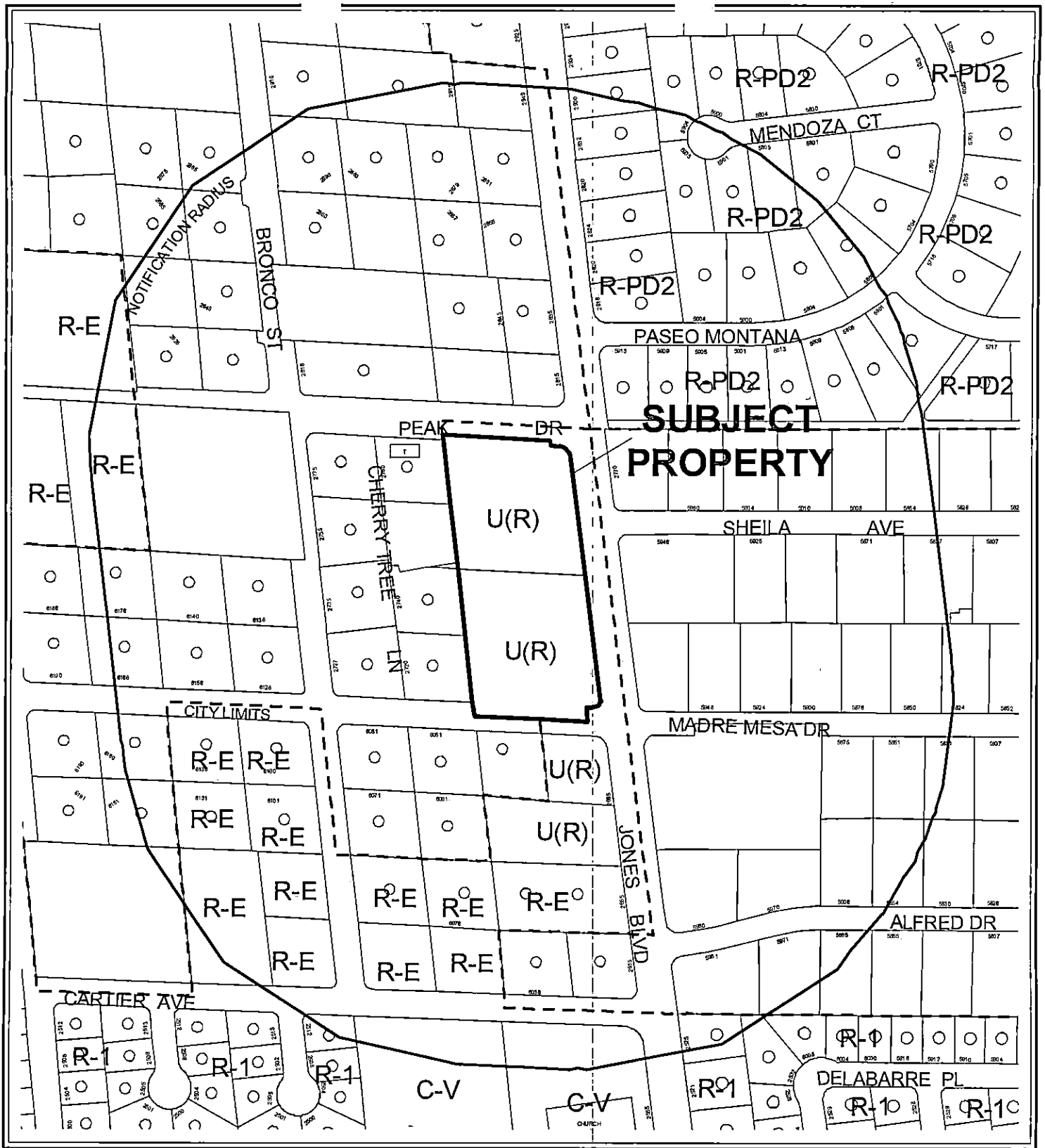
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731. South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0050-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

Z-0050-02

HAND DELIVERED

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	2 nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5 th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY ZONING (3) (INTERLOCAL ONLY)	SHANE AMMERMAN - CURRENT PLANNING (2) WALTER CAIRNS - COMP PLANNING (1)	500 GRAND CENTRAL PARKWAY
--	--	---------------------------

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. TECH**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive, (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 6 (Mack).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **JULY 25, 2002** CITY COUNCIL: **AUGUST 21, 2002**

CASE PLANNER: **JOEL MCCULLOCH**



PUBLIC HEARING

Comments Due: JUNE 26, 2002

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@ci.las-vegas.nv.us), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

ILA

Case Keywords :REZONING FROM R-E TO R3**Accepted :** 6/11/2002**Public Hearing :** Y**Meeting Date :** 7/25/2002**Meeting Type :** P**200 Scale Map :** L-14-6**Size :** 4.68**# Lots :**

Request : Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 4.68 acres located adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive, (APN's: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 6 (Mack).

Location : NWC of Jones Boulevard and Madre Mesa Drive**Proposed :** Multi-Family Residential**Notice :****Comments :**

Parcel : 138 14 702 003 PT N2 SE4 14 20 60 SCHNIDER ROBERT M & P J FAM TR

Parcel : 138 14 702 009 PT N2 SE4 14 20 60 SCHNIDER ROBERT M & P J FAM TR

Owner/Applicant/Contacts**REPRESENTED BY**TANEY ENGINEERING4445 S. JONES BLVD. #1
LAS VEGAS, NV. 89103; 362-8844

OWNER: SCHNIDER ROBERT M & P J FAM TR
SCHNIDER ROBERT M & PATRICIA TRS
2829 S RAINBOW BLVD #A
LAS VEGAS NV

APPLICANT 891465197;
OMEGA DEVELOPMENT
4175 CAMERON STE A'
LAS VEGAS NV 89103; 873-9414

Actions/Conditions :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ZONING CHANGE
 Project Address (Location) NWC JONES BLVD / MADRE MESA
 Project Name MADRE MESA CONDOMINIUMS Proposed Use MULTI-FAMILY RESIDENTIAL
 Assessor's Parcel #(s) 138-14-702-003 AND 138-14-702-009 Ward #
 General Plan: existing RE proposed R3 Zoning: existing RE U proposed R3
 Commercial Square Footage Floor Area Ratio
 Gross Acres 5 Lots/Units Density 16.48 UNITS PER ACRE
 Additional Information

PROPERTY OWNER ROBERT M. SCHNIDER, TRUSTEE Contact BRAD ESPOSITO
SCHNIDER FAMILY TRUST
 Address 2829 S. RAINBOW BL. SUITE A Phone: 498-2954 Fax: 227-3963
 City LAS VEGAS State NEVADA Zip 89146

APPLICANT OMEGA DEVELOPMENT, LLC. Contact BRAD ESPOSITO
 Address 4175 CAMERON SUITE A. Phone: 873-9414 Fax: 227-3963
 City LAS VEGAS State NEVADA Zip 89103

REPRESENTATIVE TANEY ENGINEERING Contact ED TANEY
 Address 4445 S. JONES BL. SUITE 1 Phone: 362-8844 Fax: 362-5233
 City LAS VEGAS State NEVADA Zip 89103

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROBERT M. SCHNIDER

Subscribed and sworn before me

This 30th day of MAY, 20 02

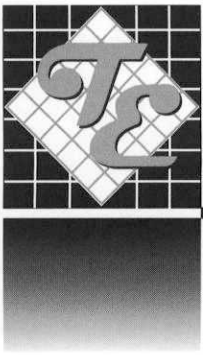
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>7-0050-02</u>
Meeting Date:	<u>7/25/02</u>
Signs Required:	<u>—</u>
Map #	<u>L-14-U</u>
Total Fee:	<u>\$725</u>
Receipt #	<u>80994</u>
Date Accepted:	<u>6/11/02</u>
Accepted By:	<u>A. Low</u>



TANEY ENGINEERING

4445 S. Jones Boulevard, Suite #1
Las Vegas, Nevada 89103
Telephone: (702) 362-8844
Fax: (702) 362-5233

June 10, 2002

City of Las Vegas
Attn: Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: GENERAL PLAN AMENDMENT, PROPERTY REZONING, VACATION &
TENTATIVE MAP
APN: 138-14-702-003, -009

To Whom It May Concern:

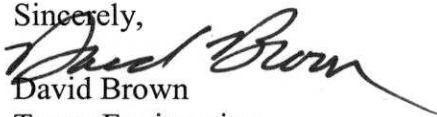
On behalf of our client, Omega Development, LLC, we are submitting applications for a general plan amendment, property re-zoning, a vacation of Peak Drive, and a condominium tentative map. The parcel consists of 4.7 acres located at the northwest corner of Madre Mesa and Jones Boulevard.

The proposed site will consist of multi-family condominiums. The land is presently zoned for RE. The property is proposed to be built out as a condominium subdivision at 16.48 units per acre. The project is situated on Jones Boulevard, a 100' arterial. This site can easily be serviced with the existing infrastructure along Jones (water, sewer, power, etc).

The proposed site plan will allow for maximum separation from existing single-family lots located to the immediate west. As indicated on the site plan, a minimum setback of 35' will be provided. The setback area along the west property line will be planted with an "intense" landscape buffer to minimize any potential interference with existing lifestyles. The landscape plan clearly depicts this buffer.

This site's existence next to Jones Boulevard, a major arterial, coupled with a plan that will minimize any impact on existing residential lots in the area, makes it a viable candidate for condominium home sales. This subdivision will not only be economically successful but it presents a product that fulfills the City of Las Vegas' need for affordable housing.

Sincerely,


David Brown
Taney Engineering



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 7-0050-02 APN: _____

Name of Property Owner: ROBERT M. SCHNIDER, SCHNIDER FAMILY TRUST

Name of Applicant: OMEGA DEVELOPMENT, LLC.

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

☒ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Er. A. Schneider

Subscribed and sworn before me

This 30 day of MAY, 2002

Angela C. Parker
Notary Public in and for said County and State



06/11/02 TUE 13:18 FAX

Quitclaim Deed

By this instrument dated June 11, 2002, for a valuable consideration,
ROBERT M. SCHNIDER

do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to ROBERT M. SCHNIDER and PATRICIA J. SCHNIDER, Trustees of the Robert M. Schnider and Patricia J. Schnider Family Trust dated December 12, 1999 whose address is 7919 Bermuda Dunes Avenue, Las Vegas, Nevada 89113 the following described real property in the State of Nevada, County of Clark:

BEING the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 14, Township 20 South, Range 60 East, M.D.B.M. EXCEPTING the North 10 feet and the East 10 feet of said property, as conveyed to CLARK COUNTY for road purposes by deed recorded January 6, 1961, as Document No. 223586 of Official Records, Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year and any assessments of record.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

ALSO SUBJECT TO: Powers of trustees attached hereto as Exhibit "A" and by this reference incorporated herein.

APN: 290-540-006

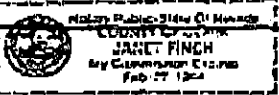
STATE OF NEVADA
COUNTY OF CLARK

On February 25, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared
ROBERT M. SCHNIDER

Robert M. Schnider
ROBERT M. SCHNIDER

Knows to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
WITNESS my hand and Official Seal.

Janet Finch
Notary Public Commissioned in said County and State.



Order No. _____

AFTER RECORDING MAIL TO
JEFFREY L. BURR & ASSOCIATES
1900 E. Flamingo Road, #252
Las Vegas, Nevada 89119

MINNESOTA TITLE COMPANY

06/11/02 TUE 13:19 FAX

9 1 0 3 0 3 0 0 9 3 3

EXHIBIT "A"
POWERS OF TRUSTEES

ROBERT M. SCHNIDER and PATRICIA J. SCHNIDER, Trustees,
are hereby vested with complete powers of disposition of the real
Estate herein described, including the power to plat, sell,
encumber, mortgage and convey as a whole or in parcels, and no
person dealing with said Trustees shall be obligated to look beyond
the terms of this instrument for power in the Trustees to sell,
encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and
all duties of diligence and responsibility respecting the propriety
of any act of said Trustees purporting to be done under or by
virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in
accordance with the "ROBERT M. SCHNIDER AND PATRICIA J. SCHNIDER
FAMILY TRUST" which was executed on December 13, 1990.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
JEFFREY L. BURR AND RSEOC

03-08-91 13:02 LJO 2
OFFICIAL RECORDS
BOOK: 910308 INST: 00363
FEE: 6.00 RPT: EX0106

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

AVERAGE OR VALUE		35	
ASSESSOR'S PARCELS - CLARK CO., IN			
M. W. Schofield, Assessor			
PARCEL BOUNDARY	0.01	PARCEL NUMBER	
SUBD BOUNDARY	1.00	ACREAGE	
ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER	
PM/LD BOUNDARY	78 20-45	PLAT RECORDING NUMBER	
NON-PARCEL LOT LINE	5	BLOCK NUMBER	
MATCH LINE	5	LOT NUMBER	
CON	61.5	GOV. LOT NUMBER	
ROAD ID NUMBER			

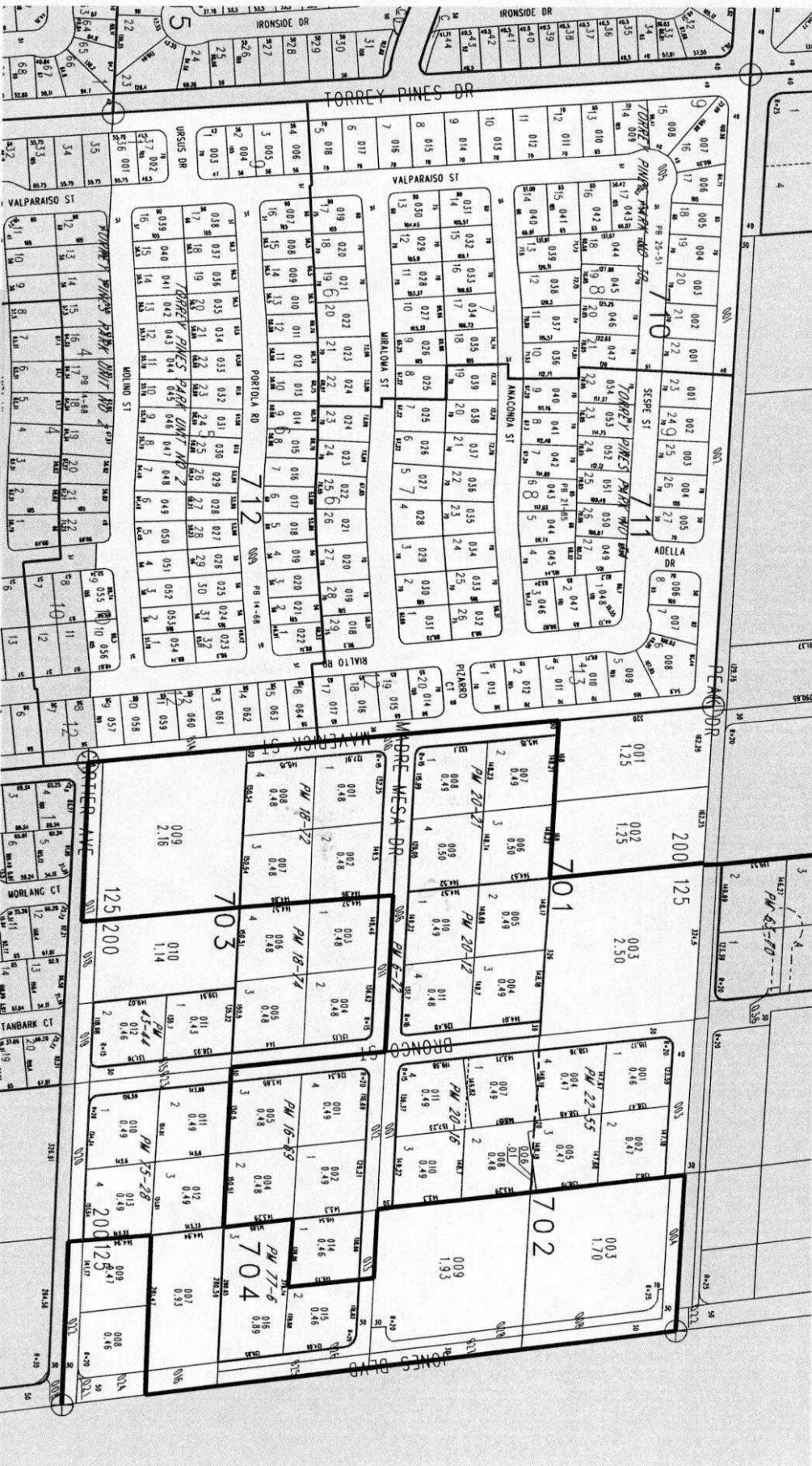
[illegible]

ASSESSOR'S PARCELS - CLARK CO., NV
M. W. Schofield, Assessor

T20S R60E

14	MAP	N 2 SE 4
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138-14-7

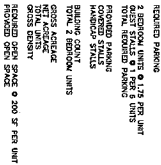


TAX DIST 125,200

7-25-02 PC

Z-0050-02

STAFF

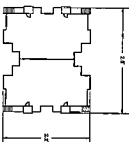
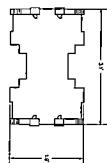


SITE DATA

[illegible]

ZONING: RE

STAFF



AMBER 'A' TYPE BUILDING	HORIZON 'A' TYPE BUILDING
8 2 BEDROOM UNITS	8 2 BEDROOM UNITS
TWO STORY	TWO STORY

[illegible]

REZONING EXHIBIT
COLV
MULTI FAMILY
R3
JONES & PEAK

OMEGA DEVELOPMENT
CAMERON DRIVE
LAS VEGAS, NV

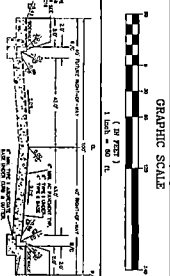
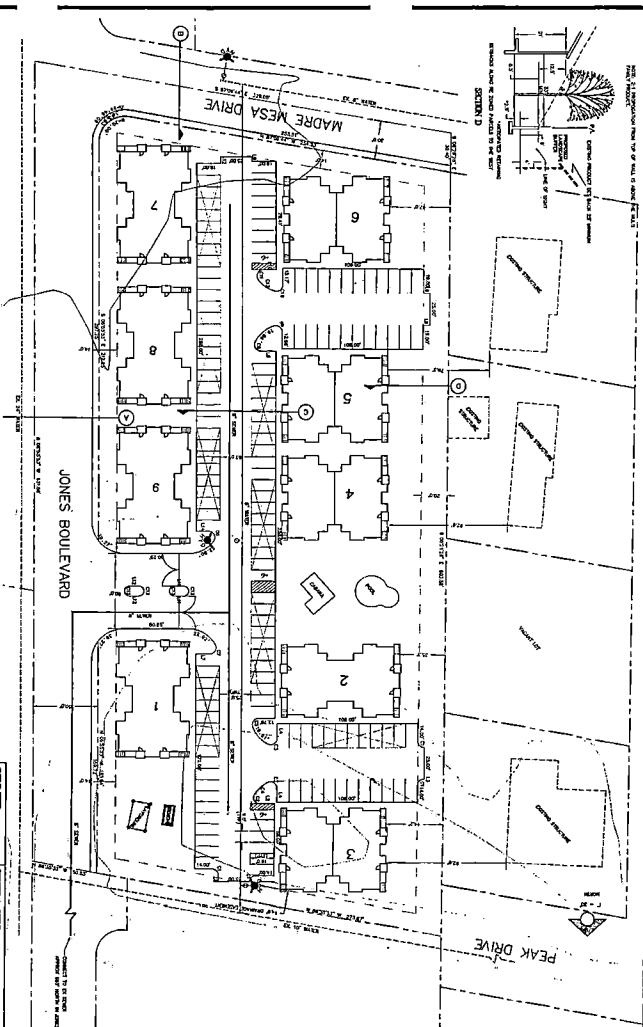


TANY ENGINEERING
4445 S. JOHN CIRCLE, SUITE 811
LAS VEGAS, NV 89103

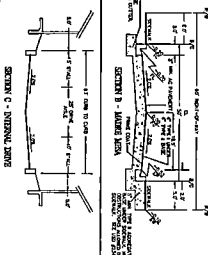
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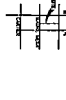
Z-0050-02
7-25-02 PC



SECTION A - JONES BOULEVARD



SECTION C - INTERNAL DRIVE

[illegible]

VICINITY MAP



PUD SITE INFORMATION

[illegible]

ABERRATIONS

ADVERSE EFFECTS • Headache • Dizziness • Nausea • Vomiting • Diarrhea • Constipation • Abdominal pain • Rash • Itching • Fever • Chills • Sweating • Tiredness • Weakness • Loss of appetite • Weight loss • Dry mouth • Dry eyes • Dry skin • Hair loss • Nail changes • Tooth changes • Menstrual changes • Sexual changes • Fertility changes • Pregnancy changes • Breast changes • Uterine changes • Vaginal changes • Cervical changes • Endometrial changes • Ovarian changes • Fallopian tube changes • Uterine artery changes • Uterine vein changes • Uterine ligament changes • Uterine support changes • Uterine blood flow changes • Uterine muscle changes • Uterine tone changes • Uterine position changes • Uterine shape changes • Uterine size changes • Uterine color changes • Uterine texture changes • Uterine smell changes • Uterine taste changes • Uterine touch changes • Uterine sound changes • Uterine sight changes • Uterine feel changes • Uterine smell changes • Uterine taste changes • Uterine touch changes • Uterine sound changes • Uterine sight changes • Uterine feel changes	ADVERSE EFFECTS • Headache • Dizziness • Nausea • Vomiting • Diarrhea • Constipation • Abdominal pain • Rash • Itching • Fever • Chills • Sweating • Tiredness • Weakness • Loss of appetite • Weight loss • Dry mouth • Dry eyes • Dry skin • Hair loss • Nail changes • Tooth changes • Menstrual changes • Sexual changes • Fertility changes • Pregnancy changes • Breast changes • Uterine changes • Fallopian tube changes • Uterine artery changes • Uterine vein changes • Uterine ligament changes • Uterine support changes • Uterine blood flow changes • Uterine muscle changes • Uterine tone changes • Uterine position changes • Uterine shape changes • Uterine size changes • Uterine color changes • Uterine texture changes • Uterine smell changes • Uterine taste changes • Uterine touch changes • Uterine sound changes • Uterine sight changes • Uterine feel changes • Uterine smell changes • Uterine taste changes • Uterine touch changes • Uterine sound changes • Uterine sight changes • Uterine feel changes
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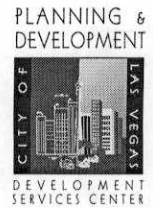
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524	
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7-25-02 PC



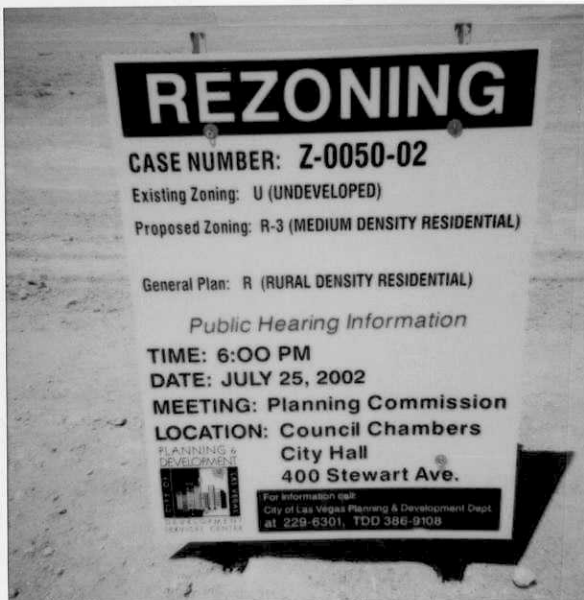
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: Z-0050-02

MEETING DATE: July 25, 2002

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

7-9-2
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

