

To: City Clerk


From: Bruce Gardella

Attached is a letter to each member of the City Council for their review prior to the October 4 City Council meeting. I would appreciate your assistance in distributing it to the council members.

Attachment: 2 pages

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CITY CLERK
2006 SEP 19 A 10:50

To: Councilwoman Lois Tarkanian
Councilman Steve Wolfson
Mayor Pro Term Gary Reese
Councilman Larry Brown
Council Lawrence Weekly
Council Steven D. Ross

From: Bruce Gardella 
6513 Echo Crest Avenue
Las Vegas, NV 89130

Date: September 18, 2006

Re: GPA-14304 and ZON-14308

There are two applications to be brought before the City Council on the October 4 agenda. They are to amend the Master Plan (GPA-14304) to allow a zoning change and a zoning change from RE to R-3 (ZON-14308). The purpose of these applications is to allow condominium development on 3.52 acres located at 5300 North Rainbow Boulevard. The Planning Commission staff has recommended denial of these proposals. The Planning Commission has recommended approval.

This property directly abuts my residence and I am writing this letter to express my very strong opposition to these two applications.

The proposed development presented at two neighborhood meetings is a low-end condominium project that is not consistent with the Master Plan, does not fit with any of the adjacent developments and is inappropriate with all of the surrounding properties and developments.

In the last ten years that I have been in residence at this address the City Council has been very consistent in requiring all developments to be single story, single family residences on large lots in this neighborhood. Several developments have been required to increase the size of their lots and only single story structures have been allowed. We implore the City Council to be consistent in the requirements of the Master Plan and deny these proposed changes to the Master Plan and zoning.

This proposed development would increase the density from the present zoning by over 700%. The increase in density from the existing surrounding neighborhoods would be approximately 400%. All the agencies that rely on the Master Plan to plan our schools, roadways and infrastructure have certainly not planned for an increased density of 400% to 700%. If this project were approved, the City Council would be hard pressed to deny similar proposals in the future. This would result in a drastic overload to our already overloaded neighborhood schools, resulting in increased bussing of the children out of our area. The streets in the neighborhood, especially those surrounding the elementary school, already have too much traffic and will become a safety concern.

Any two-story structure built on this site will have a direct line of sight into my back yard, and that of my neighbors, removing all of the privacy from our residences.

We have a drainage channel that runs from the proposed project between my residence and my neighbor to the north. There are children that climb the block walls and walk the top of the wall along this drainage channel. This is not a frequent occurrence and we discourage it; however, with this development this will become a more frequent problem. This is a serious security and safety issue.

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September 18, 2006

There are many other problems with this proposed project too numerous to mention in this letter but in closing, please consider the following:

1. In the two neighborhood meetings held by the developer everyone in attendance strongly objected to both versions of this project.
2. A petition requesting denial of the applications was signed by over 100 residents of the surrounding area and presented to the Planning Commission.
3. No one at the neighborhood meeting or at the Planning Commission meeting spoke for approval or had anything positive to say about this project.
4. Approval of this low end, inappropriate project would reap profits for the developer who is not a resident of Las Vegas and result in a significant drop in the value of the surrounding property of the residences in this neighborhood.

Please deny these applications.

PETITION

We, the undersigned, disagree with the Planning Commission approval (09-07-06) of the items below and REQUEST THAT THE CITY COUNCIL DENY THESE ITEMS as they are not consistent with the Master Plan for this neighborhood of primarily rural designated density. We believe that the impact on schools and open space has not been addressed; therefore, we ask that a change in the Master Plan and zoning be denied for any increased density.

GPA-14304 - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.52 acres at 5300 North Rainbow Boulevard. 2006 OCT - 2 P 1: 3b

ZON-14308 - REZONING RELATED TO GPA-14304 - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO R-3 MEDIUM DENSITY RESIDENTIAL) on 3.52 acre at 5300 North Rainbow Boulevard.

Protest

Print Name	Sign Name	Address	Date
Sheryl Gardella	Sheryl Gardella	6513 Echo Crest LV, NV	9-23-06
VICTOR SALAZAR	Victor Salazar	5200 Black Port CT LV, NV	9-23-06
Martha Moya	Martha Moya	5200 Black Port CT LV, NV	9-23-06
Damon Evans	Damon Evans	5204 Black Port CT LV, NV	9-23-06
Laron Zihel	Laron Zihel	6116 Lone Lone Cactus LV, NV	9-23-06
Rocky Becker	Rocky L. Becker	5217 Black Port CT LV, NV	9-23-06
Rich STEVENS	Rich Stev	5216 BLACK PORT CT LV, NV	9-23-06
CANDACE BECKER	Candace Becker	5217 BLACK PORT CT LV, NV	9-23-06
Bill Miller	Bill Miller	6509 Echo Crest CT LV, NV	9-23-06
Sue Campbell	SUE CAMPBELL	5209 Black Port Ct, LV, NV	9-23-06
William C Miller	WILLIAM C MILLER	6504 ECHO CREST AVE	9-23-06
Margaret Evans	Margaret Evans	5201 Black Port Ct	9-23-06
Joe Oberly	Joe Oberly	6205 REBECCA	9/23
Becky Gaudin	Becky Gaudin	5200 Gem Lake Ct	9/23
Jane Bogk	Jane Bogk	5212 Gem Lake Ct	9-23-06
Dary C Bogk	Dary C Bogk	5212 Gem Lake Ct	9/23
Diane Butler	Diane Butler	5217 Gem Lake Ct	9-23-06
Zachary Herdeman	Zachary Herdeman	5213 Gem Lake Ct	9/23
PAY ADNEY	Pay Adney	5209 GEM LAKE CT	9/23/06
MIAN ADNEY	Mian Adney	" " " "	
ORLY AXSTIN	Orly Axstin	6605 Rancho Santa Fe	9/23
MICHAEL TEUSKA	Michael Teuska	6601 RANCHO SANTA FE	9/23
S. Kagebein	S. Kagebein	5212 Sun Gem Ct.	9-23-06

Submitted after final agenda
Date 10/2/06 #8 Item 8

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PETITION

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Print Name	Sign Name	Address	Date
Sharon Causse	Sharon Causse	6517 Rancho Santa Fe Dr	9/23/06
Jordan L. Simmons	Jordan L. Simmons	6505 Rancho Santa Fe Dr.	9/23/06
Naudia R. Simmons	Naudia R. Simmons	6505 Rancho Santa Fe Dr	9-23-06
Angela Montoya	Angela Montoya	6501 Rancho Santa Fe	9-23-06
Lew Hilliard	Hilliard, Lewis W	5888 - Dana Springs Way	9/23/06
Bernie Montoya	Bernie Montoya	5216 Dana Springs Way	9/23/06
Steve Springer	Steve Springer	5220 Dana Springs Way	9-23-06
Kevin Maschko	Kevin Maschko	5221 Dana Springs Way	9/23/06
MONA RASCAK	Mona Raschko	5221 DANA SPRINGS WY	9/23/06
James F. Freese	JAMES F. FREESE	5213 DANA SPRINGS WAY	9-23-06
BRANDON J. Stillwell	Brandon J. Stillwell	5701 DANA SPRINGS WAY	9-23-06
Jerry Hancock	Jerry Hancock	6521 W. Hammer Ln	9/23/06
LRIAN HICKS	Lrian Hicks	6530 W. HAMMER	9-23-06
Misti Miller	Misti Miller	6509 Echo Crest Ave	9/23/06
Rick Butler	Rick Butler	6508 ECHO CREST	9-23-06
Christine DeBene	Christine DeBene	6611 W Hammer Ln	9-23-06
DAVID Belcher	David Belcher	6611 W. HAMMER LN	9-23-06
Agnes Belcher	Agnes Belcher	6611 W. Hammer Ln	9-23-06
Muriel Belcher	Muriel Belcher	6611 W. Hammer Ln	9/23/06
Walter Belcher	Walter H. Belcher	6611 West Hammer Ln	9/23/06
PETER D. ESSON	Pete D. Esson	6620 WELCOME LN LV, NV 89130	9/23/06
JEAN ESSON	Jean Esson	6620 Welcome Ln, LV, NV 89130	9/23/06
Stacie Howlett	Stacie Howlett	6621 Welcome Ln. 89130	9/23/06

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Print Name	Sign Name	Address	Date
RAYMOND Spore	Raymond Spore	6608 Welcome Ln	9/23
STACEY LINDMAN	[Signature]	6611 Welcome Lane	9/23
Paul Lindman	Paul Lindman	6611 Welcome Lane	9-23
Bruce H. Wells	[Signature]	5237 Rebecca Rd.	9-23
Candace P. Wells	Candace P. Wells	5237 Rebecca Rd.	9-23
Bennie R. Montoya	Bennie R. Montoya	6501 Rancho Santa Fe Dr.	9-23
Tisha L Ryan	[Signature]	5000 Black Pt Ct	9/23/06
Matthew Seaman	[Signature]	5006 BLACK FORT CRT	9/23/06
Robert Jestic	Rob [Signature]	6625 Rancho Santa Fe	9/23/06
Bobby Valdez	[Signature]	6621 Rancho Santa Fe Dr.	9/23/06
Corey Valdez	[Signature]	6621 Rancho Santa Fe Dr.	9-23-06
Dale E. Martin	[Signature]	6609 Rancho Santa Fe Dr.	9/23/06
Donald Heider	Donald Heider	5216 Gem Lake Ct	9-23-06
Holly Heider	Holly Heider	5216 Gem Lake Ct	9-23-06
Shelley Camilla	Shelley Camilla	5220 Gem Lake Ct	9/23/06
Mike Beyer	Mike Beyer	5201 Gem Lake Ct	9/23/06
Debbie Beyer	Debbie Beyer	5201 Gem Lake Ct	9/23/06
Cheri Kremerek	Cheri Kremerek	6525 Rancho Santa Fe Dr	9/23/06
LANCE KREMEREK	[Signature]	6525 RANCHO SANTA FE	9/23/06
Marion Badger	MARION BADGER	5220 SUN Gem Ct.	9/23/06
Tamarah Haddad	[Signature]	5220 SUN Gem Ct	9-23-06
Lloyd Bartlett	Lloyd Bartlett	5200 DAWA Springs wy	9-23-06
Beverly Enriquez	Beverly Enriquez	6609 Pickford Ln	9-23-06

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Print Name	Sign Name	Address	Date
Mrs & Mrs Buttle	Richard & Regina Buttle	6508 Echo Crest Ave	9-23-06
BARBARA MILLER	Barbara C Miller	6504 Echo Crest Ave	9-23-06
BERTSNYDER	Bertha Snyder	6504 Echo Crest Ave	9-23-06
Mary T. Stuart	Mary T Stuart	6500 Echo Crest Ave	9-23-06
ELISA GALLEGOS	Elisa Gallegos	5304 DANA SPRINGS WY	9-23-06
SHARON PLAGER	Sharon Plager	5312 Dana Springs W.	9-23-06
RAY CORDREY	Ray Cordrey	5312 DANA SPRINGS W.	9-23-06
Marie Cordrey	Marie Cordrey	5312 Dana Springs Dr	9-23-06
BRADY DAVIS	Brady Davis	5316 DANA SPRINGS WAY	9-23-06
Robert Gorman	Robt Gorman	5320 Dana Springs way	9-23-06
ALBERTA BOOTH	Amie E Booth	5328 DANA SPRINGS WAY	9-23-06
Jason Burkholder	Jason Burkholder	5333 5328 Dana Springs WY	9-23-06
Leo Shaver	Leo J Shaver	5224 DANA SPRINGS WAY	9-23-06
Sylvia Rowland	5301 Rebecca Rd	Sylvia Rowland	9-23-06
Brian Rowland	Brian Rowland	5301 Rebecca Rd	9-23-06
Tuischa Mallory	Tuischa Mallory	5301 Rebecca Rd	9-23-06
Crystal Stanley	Crystal Stanley	5308 Rebecca Rd	9-23-06
Paul L. Stanley	Paul L Stanley	5308 Rebecca Rd	9-23-06
JACQUELINE	Jacqueline	5313 Rebecca Rd	9/23/06
ONETA MITCHELL	Oneta Mitchell	5312 REBECCA RD	9/23/06
CAREY MITCHELL	Carey Mitchell	5312 REBECCA	9/23/06
JERRI LEWIS	Jerry Lewis	5320 Rebecca Rd	9/23/06
RONALD SEDMAN	Ronald Sedman	6513 West Hammer Lane	9/23/06

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2006 OCT -2 P 1:37
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Print Name	Sign Name	Address	Date
P.S. Roadville	<i>P.S. Roadville</i>	6809 Fruit Flower Ave	9-27-06
J. M. ROADVILLE	<i>J.M. Roadville</i>	6809 FRUIT FLOWER AVE	9-27-06
Nexter Brewer	<i>N. Brewer</i>	5416 Flowering Bush CT	9-27-06
Imberly Heyburn	<i>Imberly Heyburn</i>	5412 Flowering Bush Ct.	9-27-06
PATRICIA HILDRE	<i>Patricia Hildre</i>	5417 Flowering Bush Ct	9-27-06
JOE SAWICKI	<i>Joe Sawicki</i>	5413 FLOWERING BUSH CT	9-27-06
Carlos Reed	<i>Carlos Reed</i>	6909 Fruit Flower Ave	9-27-06
JAMES Schloesser	<i>James Schloesser</i>	5401 Rose Thicket St	9/27/06
Jacob Danner	<i>Jacob Danner</i>	5401 Rose Thicket St.	9/27/06
Cindy Schloesser	<i>Cindy Schloesser</i>	5401 Rose Thicket	9/27/06
Ann Barclay	<i>Ann Barclay</i>	5412 Rose Thicket	9/27
BLUNDA DINTZMAN	<i>Blunda Dintzman</i>	5416 ROSE THICKET ST	9/27
John Joines	<i>John Joines</i>	6905 Bottle Sage Ave	9/27
Cheryl Crowthe	<i>Cheryl Crowthe</i>	6820 Bottle Sage Ave	9/27
Julio Henriquez	<i>Julio Henriquez</i>	6821 Bottle Sage Ave	9/27
Sunny Denny	<i>Sunny Denny</i>	6817 Bottle Sage Ave	9/27
Chris Page	<i>Chris Page</i>	6812 Bot He Sage Ave	9/27
JASON LAWRENCE	<i>Jason Lawrence</i>	5508 ROSE THICKET ST	9/27
Glenda Moodyman	<i>Glenda Moodyman</i>	5517 ROSE THICKET ST.	9-27
MARIA C. HAAR	<i>Maria C. Haar</i>	5525 ROSE THICKET ST.	9-27
Terry Seaborn	<i>Terry Seaborn</i>	5528 Rose Thicket St	9/27
NANCY CONLEY	<i>Nancy Conley</i>	6829 FRUIT FLOWER AVE	9-27
Tobin Conley	<i>Tobin Conley</i>	6829 FRUIT Flower Ave	9-27

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Print Name	Sign Name	Address	Date
KIM WIKES		5324 WHITE COYOTE	9/22/06
EVERLYN CRAIK	Ely Craik	5324 WHITE COYOTE PL	9/22/06
Jay Franco	Jay Franco	5525 GREEN WILLOW ST	9-22-06
SHARON HUSTON	Sharon Huston	5328 WHITE COYOTE	9-27-06
Victoria Woodford	Victoria Woodford	5340 White Coyote Pl.	9-28-06
Tom R. Barker	Tom Barker	5325 White Coyote Pl.	9-28-06
Melinda Barker	Melinda Barker	5325 White Coyote Pl.	9/28/06
Reuben Thompson	Reuben Thompson	5341 White Coyote PL	9/29/06
AARON GARDNER	Aaron Gardner	5320 White Coyote PL	9/29/06
Michael Romo	Michael Romo	5333 White Coyote PL	9-29-06
Zbigniew Fiolel	Zbigniew Fiolel	6912 White Lakes Ave	9/29/06
MARZENNA FIOLEL	Marzenna Fiolel	6912 WHITE LAKES AVE	9/29/06
HAL WHITE	Hal White	6817 WHITE LAKES AVE	9/29/06
PAT WHITE	Pat White	6817 WHITE LAKES AVE	9/29/06
Diana Benson	Diana Benson	5312 White Coyote PL	10/1/06
Tim Bayman	Tim Bayman	5309 White Coyote PL	10-1-06
MICHELLE PRADS	Michelle Prads	5237 WHITE COYOTE PL	10/1/06
Peggy Fowler	Peggy Fowler	5232 White Coyote Pl	10/1/06
JERRY WYPYSZCZAK	Jerry Wypyszczak	5241 White Coyote PL	
Julie Robner	Julie Robner	5233 White Coyote	
Gilbe A. Montoya	Gilbe A. Montoya	5200 white coyote pl	10-1-06
THOMAS DUTLER	Thomas Dutler	5200 Standing Rock PL	
ROLANDO AMPARO	Rolando Amparo	5209 Standing Rock PL	

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2006 OCT -2 P 2: 22

TO: Councilwoman Lois Tarkanian
Councilman Steve Wolfson
Mayor Pro Tem Gary Reese
Councilman Larry Brown
Councilman Lawrence Weekly
Council Steven D. Ross

FROM:

Sheryl Gardella



DATE:

October 2, 2006

RE:

ZON-14308

Please vote for **DENIAL** of ZON-14308 (Agenda item #87) at the October 4 City Council meeting. **The Planning Commission Staff recommendation is DENIAL** and below are excerpts from their Analysis and Findings:

"The proposed Rezoning would result in a density that is nearly six times greater (12.49 units per acre) than what is currently permitted on the site (3.59 units per acre in the R land use designation, which is actually required to be down to two units per acre due to the site being located in an RPOD). This area is primarily single-family residential and the greatest density permitted in the immediate vicinity is 8.49 units per acre as part of the subdivision directly across Rainbow Boulevard. The actual proposed density (11.9 units per acre) is still larger than the property across Rainbow Boulevard. This is out of character with the area and is deemed inappropriate."

"Growth and development factors in the community do not indicate the need for this Rezoning. This type of development is best suited for a location further away from rural density single-family residential property. The rezoning is considered inappropriate for this location and denial of this request is recommended."

The people living in the surrounding neighborhoods do not want **any increased density** for this property and do not want a condominium development set right in the middle of their single-family residence developments.

The only entity that will gain anything from this project is the landowner/developer.

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TO: Councilwoman Lois Tarkanian
Councilman Steve Wolfson
Mayor Pro Tem Gary Reese
Councilman Larry Brown
Councilman Lawrence Weekly
Council Steven D. Ross

2006 OCT -2 P 2: 22

FROM: Sheryl Gardella 

DATE: October 2, 2006

RE: GPA-14304

Please vote for **DENIAL** of GPA-14304 (Agenda item #86) at the October 4 City Council meeting. **The Planning Commission Staff recommendation is DENIAL** and below are excerpts from their Analysis and Findings:

“The proposed project that initiates the need for this General Plan Amendment is considered out of character with the area. As a whole, the project requires deviations from standards and also a change of land-use designation and zoning district. These changes are not minor. The land use designation would jump three categories from R (Rural Density Residential) to MLA (Medium Low Attached Density Residential). This is considered too great of a change and the addition of a condominium development to an area that currently features one-acre lots directly adjacent to the property is considered inappropriate.”

“The density and intensity of the proposed General Plan Amendment is not compatible with the surrounding land use designations. The area is designated as R (Rural Density Residential), L (Low Density Residential) and ML (Medium – Low Density Residential). The greatest density of these is 8.49 units per acre. The proposed density is 12.49 units per acre. This is larger than any designation in the vicinity. This is not appropriate and denial is recommended.”

The proposed condominium development includes two-story units which are not compatible with the surrounding properties which are **ALL ONE STORY** structures.

In addition, the proposed condominium development would also affect the already oversized classrooms at Ernest May Elementary School and increase traffic through the Confetti and Sportsman Park Developments.

STICK TO THE MASTER PLAN FOR THIS AREA WHICH IS WITHIN THE RURAL PRESERVATION OVERLAY DISTRICT.