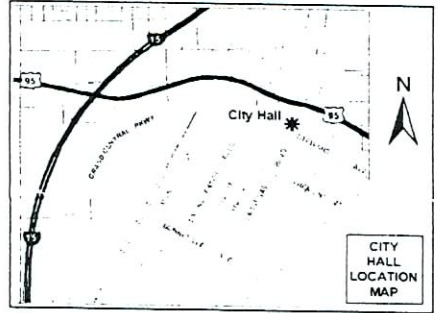


City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986



# Official Notice of Public Hearing



RECEIVED  
OCT 11 2007

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT this Request

I OPPOSE this Request

*I firmly oppose this request.*

Please use available blank space on card for your comments.  
GPA-24210 & ZON-24209

16204512014 Case: GPA-24210  
MARSHALL VAL JEAN  
1321 CHARMAST LN  
LAS VEGAS NV 89102-2405

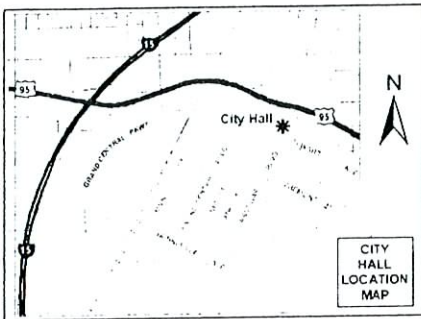
891022405 0005



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I SUPPORT  
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I OPPOSE  
this Request

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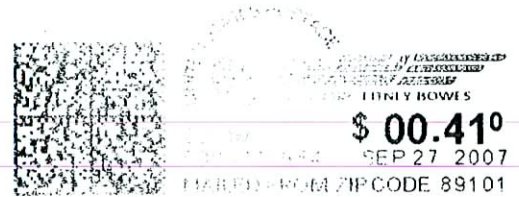
**GPA-24210 & ZON-24209**

Case GPA-24210  
16204210081  
SU LISA 2005 REVOCABLE TRUST  
2100 WALDMAN AVE  
LAS VEGAS NV 89102-2432

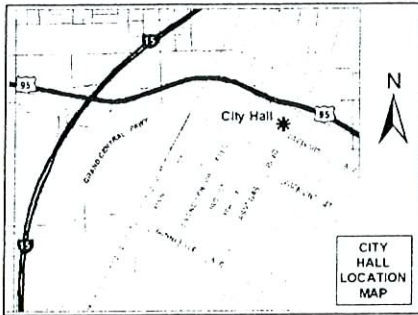
891022432 0020



City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986



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I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

GPA-24210 & ZON-24209

Case: GPA-24210  
16204210016  
BROWN JAY & SHARYN M  
1801 WALDMAN AVE  
LAS VEGAS NV 89102-2429

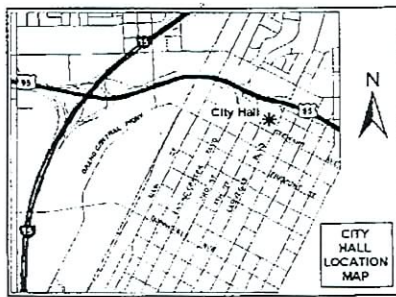
891022429 0020



City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986



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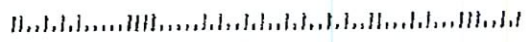
I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.  
GPA-24210 & ZON-24209

Case: GPA-24210  
16204115001  
JOHN M & SUSAN E LIVING TRUST  
2021 W CHARLESTON BLVD  
LAS VEGAS NV 89102-2223

891022223 0020



**Niels and Gloria Pearson**  
**1700 Waldman Avenue**  
**Las Vegas, NV 89102**

September 10, 2007

City of Las Vegas  
Planning and Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

RE: GPA-24210; ZON-24209; SDR-24211

10/11/07 Planning Commission Meeting

Dear Sir/Madam:

My wife, Gloria and I, are the long-time owners and residents at 1700 Waldman Avenue, across the street from the proposed zoning variance applicant.

We oppose the change. The frontage on Waldman is uniformly residential and should not be altered. We had been told by the owners of the property, the DiBella's and their son in law, Doug Gardner, the property would remain residential facing Waldman Avenue .

We would not oppose a subdivision of the property, maintaining residential zoning on the lot facing Waldman, with commercial zoning continuous to Martin Luther King Boulevard and the firehouse.

Because we are unable to attend the various meetings and hearings, we are communicating this protest to you. We are taking the liberty of sending a copy to our Counselwoman, Lois Tarkanian, as well.

Sincerely,

A handwritten signature in black ink, appearing to be a cursive script, possibly reading "Niels and Gloria Pearson". The signature is written over the word "Sincerely," and extends to the right.

Niels and Gloria Pearson

Cc: Lois Tarkanian

## Scotch Eighties Home Owners Association

2121 Silver Avenue

Las Vegas, NV 89102

(702) 759-0001 fax (702) 759-0003

October 8, 2007

Members of the Las Vegas Planning Commission:

The Scotch 80's Home Owners Association currently opposes the following request for General Plan Amendment and rezoning from residential to commercial that is being considered by your membership on October 10<sup>th</sup>.

### **GPA-24210, ZON-24209, SDR 24211**

We are concerned about the commercialization assault on our residential neighborhood, bounded by: Oakey, Rancho, Charleston, and Martin Luther King Blvd. Over the last several months we have faced applications for large digital movie screen billboards on Charleston and Martin Luther King. There is an illegal billboard at Oakey and Charleston. The latest encroachment has occurred by attempts to rezone residential into commercial, with no guarantees to protect against intensified business densities.

Here are the major considerations:

- 1) Rezoning current residential to commercial will begin a process of rezoning several other home sites along Martin Luther King, which are waiting in the wings, this rezoning testing the Commission's acquiescence. An entire strip of commercialization would be created. Look closely at this entire planned impact, not case by case. Recent benefit to the neighborhood was a new house completed at Oakey and Martin Luther King which did not go to commercialization.
- 2) The previous owner who sold the land to the applicant had been informed the neighborhood association would oppose change of residential zoning. The realtor had been informed there would be opposition. The applicant received inaccurate information in his purchase that zoning was assured. Any economic hardship plea should not be the fault nor burden of the neighborhood.

- 3) If zoned commercially without protections to the neighborhood, the applicant could place in liquor facilities, have high billboards overshadowing the neighborhood, and have commercial usage all hours of the night.
- 4) An interesting point is that this property application borders the residence of celebrity actor and MDA host Jerry Lewis, a long time resident of the neighborhood, and mainstay in the Las Vegas community. We would hate to see him vacate our neighborhood, if not the city, because of deterioration in quality residential, his own.
- 5) Notice by applicant to nearby residents, and subsequent Sept. 12 meeting, did not take reach out to those residents that might be impacted by traffic flows on Waldman. It also might be pointed out that several residents who spoke in favor of the rezoning in fact were residents who have their homes for sale, and planning to move out of the neighborhood.

The applicant has made certain statements that he would be willing to undertake to protect the neighborhood. Among these are no access onto residential streets of Waldman Ave. and Ormsby St., only onto MLK Blvd; high sound-proof walls; lower height signage, and perhaps restricted commercial usage. Until such protections are placed into a legal document covenant for the neighborhood home owners association and the Planning office to consider, it would be improper to consider granting any blanket commercial rezoning.

Again, until we see protection for our neighborhood against increased commercialization encroachment, the Scotch Eighties Home Owners Association will have to go on record in opposition. Above all, the Planning Commission, needs to visually see that houses could still be built facing the residential streets. Protecting residents first versus an investor who makes an incorrect purchase of a building site should be the mantra of the Planning Office and Planning Commission.

Respectfully submitted,  
Stephen Grogan  
President  
Scotch Eighties Home Owners Association  
759-0001



To: Carmen Borney

# Scotch 80's Neighborhood Association

2121 Silver Avenue, Las Vegas, NV 89102

Thursday, October 25, 2007

Dear Planning Commission Members,

RE: GPA 24210, ZON 24209, SDR 24211 (Martin L King Blvd and Waldman)

Though we met with owners' rep concerning this property, we still have concerns, in which we request the following delay in this application, primarily:

We formally ask the Planning Office to review neighborhood impacts that this rezoning of residential will do to the entire corridor along MLK, between Charleston and Oakey. This zoning would open the door to further strip commercialization against a single family home neighborhood. Three other land owners have recently purchased land for such speculation. If this one application passes then the Planning Board's direction is to allow all other zonings to take place and the loss of a minimum of three to four single family home sites. Is such neighborhood erosion warranted?

Further, the applicant has not secured the approval of several surrounding land owners primarily actor-MDA host, Jerry Lewis whose home directly fronts the applicant's property.

We intend to keep working with the applicant to see if any further compromise could be made to support this application. But we again plead to the Planning Office and Commission to study the greater impact on neighborhood quality.

Respectfully submitted,



Stephen Grogan, President, Scotch 80's Home Owners Association

Submitted after final agenda	
Date	10/25/07
PL	Item 23-25
	C