

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 10th.

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.

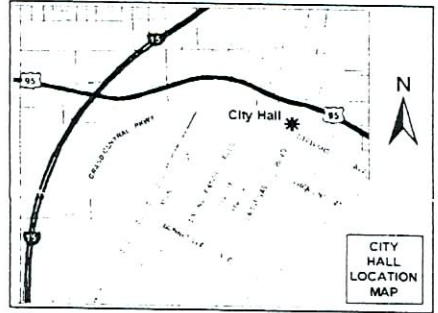
Respectfully submitted,
Stephen Grogan
President
Scotch Eighties Home Owners Association
759-0001



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



Official Notice of Public Hearing



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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

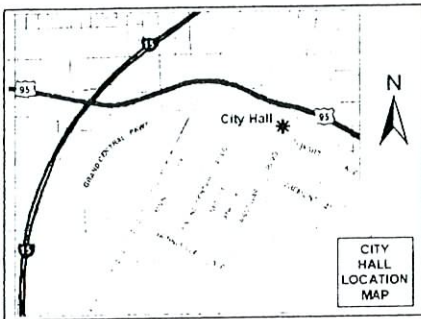
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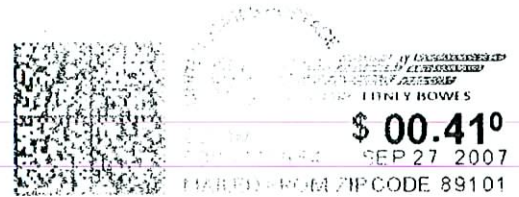
GPA-24210 & ZON-24209

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

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GPA-24210 & ZON-24209

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

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