

October 10, 2007

RECEIVED
CITY CLERK

Protest

City Council
400 Stewart St.
Las Vegas, Nevada 89101

2007 OCT 22 P 2: 00

Re: Special Use Permit SUP-23559, George R. and Lori M. Cole at 5701 Mello Ave.

Honorable Members of the City Council;

My wife and I own the adjacent property to the East of 5701 Mello Ave. and we remain opposed to their appeal to engage in a Commercial Equestrian **Business in a residential area**. We have concerns about the increased traffic on Mello Ave. We are also concerned about the increases in the amount of dust, insects, noise and odors. Currently we have five horses on adjacent properties to our North, and four horses adjacent to the South. We are acquainted with having horses for recreation in our near proximity. **Eight additional** animals will change recreation into a burden. I understand that each horse will eat a ton of hay in a month. I am assuming that this will result in 4 to 6 tons of waste every month. I am concerned that this much waste and horse urine may **contaminate** my water well which is **less than 15 feet** from their small proposed animal exercise area. Contaminating any one well will result in every well in the area being eventually condemned.

The area is no longer suited to neighborhood horseback riding, a result of the recent increase in traffic on Mello Ave. It has become a convenient shortcut to Costco and Wal-Mart. A Commercial stable will increase traffic further if the horse boarders must constantly transport their animals to and from suitable riding areas for the constant exercise that horses require. I expect that the Cole's will also rent space to store horse trailers and possibly trucks. The space required will be the Cole's problem. However, the excessive dust that will be raised because of the horses and moving trucks and trailers will affect the entire neighborhood. I believe that a dust permit should be required so that the Cole's are cognizant of their responsibility to the Air Quality.

Seventeen years ago we purchased in this area specifically to enjoy a rural form of living; indeed, everyone who has purchased in this area has done so to escape the hustle and bustle of the city. We remain convinced that a Commercial Stable will degrade the neighborhood property values and quality of life, increase traffic, dust, noise, insects and odors. Respectfully, we urge that you do not approve this venture.

Sincerely, Dennis and Sylvia Banto, 5655 Mello Ave.

Dennis Banto

Sylvia Banto

Submitted after City Council

Date 10/22/07 Item # 115

Celine Partridge Green

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CITY CLERK

2007 OCT 22 P 2: 00

October 6, 2007
Las Vegas City Council
400 Stewart Avenue
Las Vegas, Nevada 89101

Protest

RE: SUP-23559

Dear Mayor, Councilmen and Planning Committee,

I am writing concerning the post card received on October 5, 2007 concerning the Special Use Permit, SUP-23559, submitted by George R. and Lori M. Cole. Last month we attended the Planning Committee Meeting pertaining to the above mentioned matter. A letter dated September 1, 2007, (copy enclosed) was submitted, and signed by most of the residents of Mello Avenue. We are adamantly against this proposal of allowing a Commercial Enterprise in this Residential community.

Our concern is for the future of the Mello Avenue Community. Many of us have lived here for thirty (30) plus years. We have raised our families and are now raising grandchildren and in some cases great grandchildren. We do not wish to have our property values disintegrate before our eyes.

We have been fighting for several years, to maintain our Residential Estates standing. A letter is enclosed concerning the last time a Developer wanted to put 15 homes on a 5 acre lot in the middle of this one block long community. Our concern is that if one variance is allowed, it will be hard to turn down a second and third, and then before we know it we will be rezoned. Many of us are retired and this is our heritage and home.

The Coles have only recently moved into their house. They bought it on a 100% financial loan, with a balloon payment after a specified time. They were over extended and had gone through bankruptcy before. They built the corrals before they moved in, thinking that they could make up the money to make the mortgage. They have told many neighbors their plight. We have no problem if they wish to have their own horses. Our concern is with making it a Commercial venture, and THE PRECEDENT IT WILL SET, and what it will do to the Mello Avenue Community.

I am a Master Certified Riding Instructor with North American Riding for the Handicapped Association. (Copy of Certificates enclosed). I have one special needs student who rides once every two weeks. I have never advertized, and have no intention to do so in the future. This student was referred by the National Organization. I am the only Instructor so certified in Clark County. I have three horses on two-and-a-half acres. I ride when time and other commitments

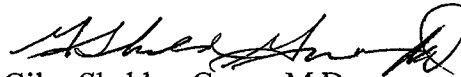
permit, and when my grandchildren come, they also ride.

I hope that you will really look at the long term concerns of our community when you make your decision regarding SUP-23559.

Sincerely,



Celine P. Green



Giles Sheldon Green, M.D.

Copies and attachments to:

Las Vegas Mayor, Oscar Goodman
Las Vegas City Council
Las Vegas Planning Commission

Attachments:

January 31, 2007, Letter to the Planning Commission
September 1, 2007, Letter to the Planning Commission
Copy of Certificate from the North American Riding for the Handicapped, Assoc.
Copy of Certificate from Special Olympics

RESIDENTS OF MELLO AVENUE LAS VEGAS, NEVADA, 89131

January 31, 2007

Planning Commission Members,

After the third meeting of ongoing negotiations, held on 30 January 2007, consisting of residents of Mello Avenue, a member of the Planning Committee and Representatives of Touse Homes, the general consensus of those present was to request that the City of Las Vegas Planning Commission issue a Variance to the owners and/or developers of the property described below:

"A portion of north Half (N ½) of the Southwest Quarter (SW 1/4), of Section 24, Township 19 South, Range 60 East. M.D.M." (ZON-17248)

Mello Avenue is one block long, (½ mile). It is bounded on the west by Jones Blvd., (Palm Mortuary, is to the west of Jones), Mello is bounded on the East, by a subdivision, which each house sits on ½ acre. The above mentioned property sits in the middle of the block. We are requesting this Variance for the following reasons:

1. All property on Mello Avenue is Zoned RE.
2. One lot on Mello is, (a Net half acre), All other lots are at least one acre or two-and-a-half acres.
3. All properties on Mello are on wells and have septic tanks.
4. Lighting that is on Mello Avenue has been provided for individual properties by Nevada Power. Nevada Power will supply "Security Lights" on their poles. These lights are put up by Nevada Power and maintained by Nevada Power, with a monthly fee from the land owner for their use.
5. Two of the houses on Mello are over 40 years old. The rest are between 20 and 30 years old.
6. There are NO gutters, sidewalks, curbs or street lights on the entire block.

We are asking for this Variance to include:

1. Retain RE Zoning, maximum of eight houses
2. Retain Horse Zoning
3. 4 homes with individual driveways, to face Mello Avenue
4. No street lights
5. No curbs, gutters or sidewalks
6. No two story houses
7. No concrete walls to exceed 4 feet in elevation facing Mello Avenue.
8. Meet all elevation concerns and flood issues which may arise from the new elevations. The older homes are all built on ground level.

With a Variance the new homes would fit into the Rural setting of an old, established neighborhood. We bought property knowing it was in the City of Las Vegas, but have lived here

for many years, (some since 1968) in a peaceful, rural surrounding. We know we will have a maximum of eight new houses going in on the block, and that utilities must be brought to them, but would request that they be brought in to fit into an established Rural neighborhood.

Thank you for your time and consideration.

Ccs Mayor Goodman, Commissioner Ross and Touse Homes

RESIDENTS OF MELLO AVENUE, LAS VEGAS, NEVADA, 89131

<u>NAME (Please Print)</u>	<u>ADDRESS</u>	<u>PHONE</u>
George Cole II	5701 MELLO AVE	207-2306
Loel Cole	5701 MELLO AVE	207-2306
TAMMI NEEDSTED	5701 MELLO AVE	283-0732
Robert NEEDSTED, SR	5701 MELLO AVE	283-2227
Adam Eckel	5800 Mello Ave	877-2772
Hedi Eckel	5800 Mello Ave	877-2772
TRICIA GESLER	5810 Mello Ave	656-8624
Bryan Gesler	5810 Mello Ave	656-8624
Peggy Bunting	5820 Mello Ave.	645-1875
GARY J BUNTING	5820 Mello Ave	648-1875
Rag Lynn	5501 Mello Ave	645-5456
Maureen Lynn	5501 Mello Ave	645-5456
Earl Lynn	5850 MELLO AVE	645-0310
Barbara Sue Heil	5921 Mello Ave	658-9325
Robert S. Heil	5921 Mello Ave	658-9325
Marion D. Heil	5921 Mello Ave	658-9326
Turn A. Yager	5920 Mello Ave.	645-6178
Guila Yager	5711 Mello Ave	369-1957
Joe Yager	5711 Mello Ave	369-1957

There are more. Our biggest concern however, is opening this block, (which is only one half mile long), up to other commercial concerns. This is a Residential area. Many of us have our life savings invested in our homes and properties and are on fixed incomes. We do not want to see Mello Avenue deteriorate even more. If anything we would like more support from the City of Las Vegas Agencies that are supposed to see that this does not happen, and to investigate concerns that are reported to the appropriate agencies.

Thank you for your time and attention to our letter.

Names of Residents

Addresses of Residents

Sheldon Green, M.D.	5700 Mello Ave.
Sheldon Green	5711 Mello Ave.
Guila Green	5711 Mello Ave.
James S. Unger	5920 Mello Ave. 645-6178
Dennis E. Bates	5655 Mello Ave
Stephen P. Bantor	5655 Mello Ave.
Edith P. La	5700 Mello Ave.
Jane E. Payer	5850 MELLO AVE.
Mary Bunting	5820 Mello Ave
Peggy Bunting	5820 Mello Ave.
Michael L. Hendrix	5940 Mello Ave
Grace R. Hendrix	5940 Mello Ave
R. E. Linn	5501 Mello AVE
Maureen Lepna	5501 Mello AVE
Barbara Cosie	5601 Mello Ave
James C. Si	5601 Mello Ave
Coni Pan	5700 Mello Ave

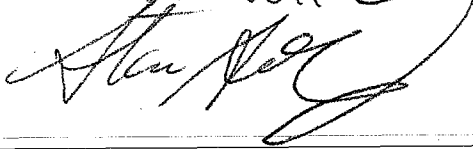
ccs: The Las Vegas Planning Committee
Councilman Steve Ross

RESIDENTS OF MELLO AVENUE, LAS VEGAS, NEVADA, 89131

NAME (Please Print)

ADDRESS

PHONE

STAN WITZ


5900 MELLO

(702) 222 9557

The above signatures are those of each and every property owner residing on Mello Avenue, Las Vegas, Nevada, 89131-2927. This document expresses the individual and collective opinions and desires of the members of this community.

We wish to have this letter (with all signatures) placed with the plat and file which describes this property, so that future owners and/or developers may be aware of those things which are important to us, the owners, and what we believe is best for our neighborhood.

RESIDENTS OF MELLO AVENUE, LAS VEGAS, NEVADA, 89131

<u>NAME (Please Print)</u>	<u>ADDRESS</u>	<u>PHONE</u>
G. Sheldon Green, trustee	5700 Mello	645-0375
DENNIS E BANTO	5655 MELLO AVE	656-5966
SYLVIA P. BANTO	5655 MELLO AVE	656-5966
Valerie T. Schram (V. Schram)	5600 Mello Ave	395-8900
Olivia P Green	5700 Mello Ave	645-0375
Barbara Cosu	5601 Mello Ave	645-3515
Jean Cosu	5601 Mello Ave	645-3515
Shane Hendrix	5940 Mello Ave	645-9606
Michael L Hendrix	5940 Mello Ave	658-5251



CERTIFICATE

**NORTH AMERICAN RIDING FOR THE
HANDICAPPED ASSOCIATION, INC.**

hereby certifies that

CELINE GREEN

has fulfilled all the requirements to be known as a
CERTIFIED THERAPEUTIC RIDING INSTRUCTOR.



Wally M. Haidiger

PRESIDENT, NARHA

JANUARY 23, 1992

DATE

SPECIAL OLYMPICS INTERNATIONAL

Coaches Certificate

This is to certify that

Ms. Celine Green

has completed all requirements to be a Special Olympics Coach in

EQUESTRIAN

Eunice Kennedy Shriver

Eunice Kennedy Shriver
Chairman, Special Olympics, Inc.

3-31-89

Date



**Special
Olympics Inc.**

SPECIAL OLYMPICS

Created by The Joseph P. Kennedy, Jr. Foundation for the Benefit of Citizens with Mental Retardation.