

Letter of opposition in reference to:

ZON-25758 and SDR-25760

We are opposed to the changes being proposed for this area on Hualapai and Deer Springs.

Roy and Karen Brooks

9615 Halsey
Las Vegas, NV 89149

RECEIVED
JAN 07 2008

Submitted after final agenda

Date

1/10/08
PC

Item

28.
29

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9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: kenoplace@aol.com
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

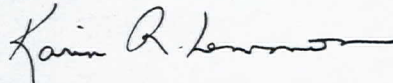
We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,



Richard E Lemmon, DVM



Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

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Patrick J. Chicas
6940 N. Jensen St
Las Vegas, NV 89149-1353
PH: 683-4683
E-mail: pjcnlv@gmail.com
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

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It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,



Patrick J. Chicas

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda	
Date	1/10/08
PC	Item 29

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JAN 07 2008

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Thursday January 3rd, 2008

Re: Amendment for a portion of Centennial Hills Sector Plan by SW Desert Equities, LLC ET AL from Rural Residential to a PCD

To Whom it may concern,

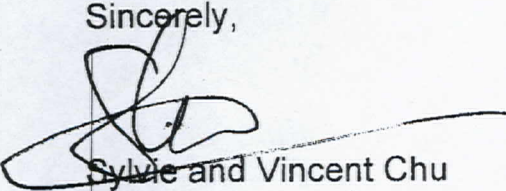
We are residents at 7015 N. Jensen Street, at the corner of Jensen and Dorrell. We have a property on an acre that would be almost adjacent or very near to that proposed development and we wanted to let you know we strongly oppose this future plan.

After doing a lot of research we found that the city's own document called Centennial Hills Sector Plan (revised in 06) states that there is no project of this size being considered only a small scale neighborhood commercial center. I believe the 23.62 acres that Desert Equities is proposing is an outrageous scale development, too massive that would only create havoc in our community and would devalue our properties. It is a rural community and we all have custom homes on acres or half acres.

This proposal is definitely not suited for this area, small scale is the emphasis here. If you take a look at this proposal it also does not even have or show any landscape buffer, standard width sidewalksetc, it is not well thought out and it does not belong right next to custom homes in a very nice residential development.

Again, we please ask of you, you take another look at this and oppose the zone change and the site design for this 23 + acres of commercial development.

Sincerely,



Sylvie and Vincent Chu
7015 N. Jensen St
Las Vegas, Nv 89149
Email:erce1@aol.com

Submitted after final agenda

Date

1/10/08
PC

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28
29

Thursday, January 03, 2008 AOL: ERCE1

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9690 Wittig Ave.
Las Vegas, NV 89149-1353
702-395-2158
Email: tdishon@pentabldggroup.com

January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

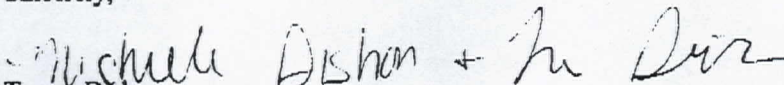
To Whom It May Concern:

We would like to voice our objection to the site development plan of retail space at the southeast corner of Deer Springs and Hualapai Way.

This area was designed to be a buffer zone around our Rural Preservation Area. It is suppose to be something compatible with our rural way of life that was established back when this RNP was created. We bought our properties within this RNP so that we could have an area to ride horses and have open space. Residential property on multiple acres next to commercial development is not what this area was designed for.

We urge the Planning Commission to deny this application. Please help preserve our rural way of life.

Sincerely,


Trevor Dishon
Michelle Dishon

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda	
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Mike and Denise Halvorson
9840 Dorrell Lane
Las Vegas, NV. 89149
January 3, 2008

Mr. Jim Marshal
City of Las Vegas
Planning and Development Department
Development Services Center 731 S. Fourth Street
Las Vegas, NV 89101-2986

Mr. Marshal,

RE:ZON-25758 & SDR-25760

I understand you are coordinating an information package on the referenced zone change and site development review for a retail development. Please enclose our strong opposition to both changes.

We have a 2 ½ acre parcel very close to the area under discussion and the land between our property and the proposed commercial site is vacant. The vacant lots are all zoned Rural Preservation (RNP) with an allowable density of 2 homes per acre.

We chose to live in the Rural Preservation area specifically because there are no retail and multifamily homes allowed. The Land Use Plan for the area, adopted January 2, 2003, clearly details the intent of the Rural Neighborhood Preservation category in the northwest is to "further enhance the existing rural lifestyle and preserve its' boundaries."¹ The City and County land use plans both support the preservation of the existing rural residential land uses.

The plan under consideration is a PCD zone change and the site plan is commercial. According to the Land Use Plan this is unacceptable use. The PCD category allows for a mix of residential uses with an overall density from 2-8 per acre, depending on the compatibility of the adjacent uses. This site is located across the street from the RNP, zoned for 2 per acre. The land development guidelines require "a density close to two units per acre should be required for PCD areas adjacent to Rural Neighborhood Preservation (RNP) boundaries in order to establish a compatible transition area from the RNP."² Further stated under PolicyLM5.6g, "The Planned Community Development category may include office professional and /or neighborhood commercial projects to compliment the residential component of the neighborhood plan or residential area. More intense uses such as commercial general and regional commercial are not intended to be located within a PCD and should be confined to the Town Center located within the City of Las Vegas."³

¹ Lone Mountain Centennial Hills Land Use Plan. Adopted January 8, 2003. Page 5

² Lone Mountain Centennial Hills Land Use Plan. Planned Community Development. Page 11

³ Page 17

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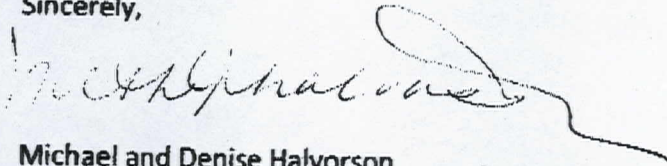
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Commercial property is not compatible with a rural lifestyle as defined in the land use plan. It would increase traffic, (both congestion and noise), increase lighting and signage requirements, and devalue the existing neighborhood property.

The planned development is titled 'Providence Square', indicating a link to the master planned development to the north and west. If it is a requirement of that community and intended to serve that area, it should fall within the boundaries of that community.

Thank You for your help,

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael and Denise Halvorson", with a long, sweeping horizontal line extending to the right.

Michael and Denise Halvorson

9660 Wittig Ave.
Las Vegas, NV 89149-1353
PH: 386-0098
E-mail: Briandayna@cs.com
January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning of the Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

This development would have a negative impact on our quality of life and a negative impact on our property values.

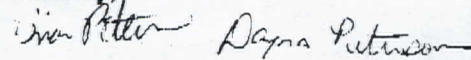
It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

The rezoning would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan. We also feel that when the land was purchased the developer knew of the Rural Neighborhood Preservation Area and the Interlocal Agreement and therefore, they should abide by these agreements.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,



Brian and Dayna Peterson

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda

Date

1/10/08
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To: City of Las Vegas Planning
From: Mary Sanders, 9945 Wittig Ave., Las Vegas, NV89149
Subject: Re: ZON-25758 and SDR-25760 'Providence Square'
Date January 3, 2008

I live near the proposed zoning changes of -25758 and SDR-25760 'Providence Square. This proposal for a new commercial center will destroy the rural nature of our community in the RNP. We are about 1.5 miles from the commercial properties on Durango. These are sufficient for our needs.

Therefore, I am against the zoning changes of ZON-25758 and SDR-25760 Providence Square Please recommend this zoning change be denied.

Thank you.

Submitted after final agenda

Date

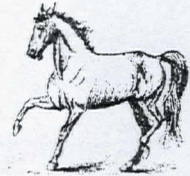
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John J. Solvie
Brigitte M. Solvie
7030 N. Conquistador Street
Las Vegas, Nevada 89149-1393



January 3, 2008

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

RE: ZON-25758 & SDR-25760

In light of the City of Las Vegas Centennial Hills Sector Plan regarding appropriate and compatible land uses, I firmly oppose the applicant's request to once again change the zoning on these parcels to Planned Development with the designated intent in the site design to promote and build a 23.62 acre commercial plaza.

If these parcels are to be considered selected in-fill and buffering properties, then the adjacent zoning must be taken into consideration. Directly adjacent to the North are established RNP zoned properties protected by both the City of Las Vegas Centennial Hills Sector Plan and the Clark County Lone Mountain/Centennial Hills Land Use Plan.

This applicant's proposal does not adhere to the intent of the Centennial Hills Sector Plan in that is not consistent or compliant with the Las Vegas General Plan. The intent of the General Plan is to preserve the neighborhood characteristics and be progressive in delineating appropriate buffering in-fill developments.

This proposal appears to encourage commercial sprawl into residential neighborhoods, thereby establishing a precedent and negatively impacting the RNP zoned area. Within the Centennial Hills Sector Plan, § 3.2 it states that areas outside the Town Center are expected to drive 4 to 5 miles to access commercial. This distance relieves stress to infrastructure, dissuades oversized utility needs, and eliminates business activity, traffic, lights, and noise, all associated with the increased intrusion of commercial development near residential, especially RNP zoned properties.

Within the Lone Mountain/Centennial Hills Land Use Plan, Chapter 4, Issues II and Opportunities II it states that the City of Las Vegas and the County "should continue to work together to identify areas where development of additional low-density residential neighborhoods would help protect the existing residential areas from encroachment by incompatible land uses."

Transitional densities are the guiding intent of these documents. This applicant did not satisfy the purpose and design of these active documents by drafting a compatible and transitional proposal to in-fill and buffer the adjacent property zonings.

In closing, this applicant's request should be denied in keeping with the guiding language of the approved City of Las Vegas document, namely Centennial Hills Sector Plan.

Respectfully,

Brigitte M. Solvie

Submitted after final agenda

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9675 Elkhorn Road
Las Vegas, NV 89149
PH: 655-1720
E-mail: roberthooke@hotmail.com

January 4, 2008

VIA FACSIMILE

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

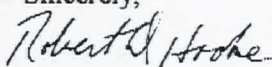
It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparing the residential areas from these uses.

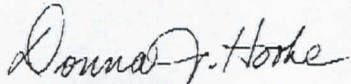
We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,



Robert D. Hooke



Donna J. Hooke

Submitted after final agenda

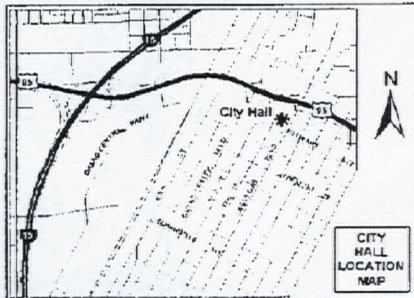
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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



Official Notice of Public Hearing



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.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

ZON-25758 & SDR-25760

12624701004 Case: ZON-25758
 LIU REX F
 10225 DEER SPRINGS WY
 LAS VEGAS NV 89149-1361

89149-1361 0075



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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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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

12624701005
MCCARTHY THORNTON RANDALL
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

ZON-25758 & SDR-25760

091991361 0075



Submitted after final agenda

Date 1/10/08 PC Item 28, 29

Telephone Protest/ Support Log

Meeting Date: 1/10/08

Case Number: SDR 25760

Date: 1/4/08
Name: Maria Simon
Address: 9780 Witting Avenue
Las Vegas, Nevada
Phone: (702) 396-2431
☒ PROTEST ☐ SUPPORT

Date: 1/04/08
Name: Bryan Kirk
Address: 6850 Grand Canyon
LV, NV 89149
Phone: 702-400-9414
☒ PROTEST ☐ SUPPORT

Date: 1/4/08
Name: Teresa Fisher
Address: 7060 Eula St.
Las Vegas, Nev.
Phone: (702) 400-3061
☒ PROTEST ☐ SUPPORT

Date: 1/7/08
Name: Beverly Helman
Address: 9665 Elkhorn Rd.
Las Vegas, Nev.
Phone: (702) 396-5521
☒ PROTEST ☐ SUPPORT
Courtney

Date: 1/8/08
Name: Carole Squires
Address: 9685 Elkhorn Rd.
Las Vegas, 89149
Phone: (702) 233-2133
☒ PROTEST ☐ SUPPORT

Date: 1/9/08
Name: Kathleen Bruce
Address: 9880 Elkhorn Rd.
Las Vegas, NV. 89149
Phone: (702) 240-7187
☒ PROTEST ☐ SUPPORT

Submitted after final agenda

Date 1/12/08
Item 29

SP