

Buying and selling property is Mr. Primack's full-time job. The amount of time and effort it takes for the average citizen to attend these meetings is a real hardship to those of us with other jobs, families, soccer practice and countless other commitments. Since most of the neighbors here are not accustomed to addressing a governmental body, I have typed this summary.

This is the second time in 6 months approximately 300 households have circled the wagons to oppose Mr. Primack's attempt to rezone a portion of our neighborhood for commercial use. The residents between Jones and Decatur, east and west, and Washington and Smoke Ranch, north and south, remain firmly opposed to a rezone and urge you deny this application.

On April 8 representatives of the neighborhood met with Councilman Ricky Barlow in whose Ward 5 this issue lies, to give our reasons for opposition. Last Saturday morning, at our invitation, Councilman Barlow, County Commissioner Susan Brager and liaison Kim Bush attended Curtis Park's spring breakfast to hear neighbor sentiment about this rezone attempt.

On both occasions the neighbors were clear. Mr. Primack must honor the existing R-E zoning as it stands. He must build residential houses or sell his property to someone who will.

The Primacks held a meeting with the neighbors March 23 at Paul Cully Elementary. The purpose of the meeting was to unveil their rezone intentions. About 30 neighbors were present along with Planning Director Margo Wheeler, who took notes. The meeting did not go well, especially when the Primacks were pressed for details.

The Primacks want a Quick Care, pharmacy, coffee shop for employees and clients, rentable two-story office space, and vehicle access north and south down the residential street of Michael Way. Undoubtedly, the Primacks' plan would make them money, but the residents would have to live with crushing consequences, which I'm about to outline.

To begin with, Primack's plan will exacerbate the present cut-through traffic problem we now have on the adjoining residential avenues of Auburn, Reiter, Eugene, Stacey and Sawyer. When neighbors brought this to Bret Primack's attention, his answer was "so what, there's always going to be cut-through traffic." As for a "Quick Care-type facility, we have two, one at Alexander and Decatur and one at Buffalo and Lake Mead. As for rentable office space, there is a surplus of that throughout the valley now. If this application passes, the houses along Lake Mead east of Primack's property will fall like dominos because no one wants to live next door to a commercial enterprise.

Neighbor opposition to this spot-zoning attempt goes deeper. If the Planning Commission--or City Council on appeal--approves this neighborhood land for

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commercial use, it will never go back. I have never seen an example of that. Additionally, if rezoned commercial, neighbors will have to watch and worry over the inevitable market-driven variance requests by new or existing owners. Commercial zone variances are always piecemeal. They are often tiny and occur right under your nose, until it's too late. If this property is rezoned commercial, neighbors will be forced to remain on edge, poised to battle unending future requests for Special Use Permits—payday loan stores, gas stations, taverns, tattoo parlors, liqueur stores and 7-Elevens. While those are legitimate businesses, they do not belong in a neighborhood zoned strictly residential. Once winning a rezone, it's no secret that developers quietly seek to diminish the amounts of landscaping required. They seek to shorten distances between buildings, increase wall heights, and eliminate setbacks. Ultimately, home owners' property values fall and neighborhood pride plummets. A defeatist, "what's the use in fighting developer money" attitude emerges amongst the residents. And then, over time, another tidy neighborhood erodes into unkempt houses, graffiti, and crime, more fodder for the police beat.

Unless neighbors watch week to week, map by map, the changes brought by commercial rezones and then the variances are nearly imperceptible, until one day the neighbors scratch their heads and ask "what happened to my neighborhood at the hands of my local government, whom I thought, was appointed or elected to protect us?"

As for the unprofitability of building houses during a slumped market, why can't the Primacks face the same consequences of a market-driven economy like everyone else? Dips and spikes in our free-enterprise system are a routine fact of life. Mr. Primack will have to wait until the market improves, like everyone else.

Finally, in isolation, spot zoning and future variances seem like minor items. Yet the cumulative effect over time, however, usually is much more pronounced, resulting in permanent aesthetic and quality of life changes. The property in question is not a new development. The neighbors were here first, for 40 years. We feel our neighborhood is not ripe for decay or encroachment. We are here tonight to protect our old neighborhood, but we need you help.

As a footnote, Jordie Primack did not ingratiate himself to me when two months I called him about his property, to learn of his intentions. He sarcastically told me that his asking price for the land was \$1,250,000 and that if the neighbors were so concerned about what was built there, why don't we buy it from him and build a park?

DD Clark 01950 Spruce ME

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St. (3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

ALSO! LOT @ 4800 W. LAKE MEAD & DECATUR: RESIDENTIAL ONLY (RE)...
 (AND) GPA-27296, ZON-27297, SDR-27298

NAME	ADDRESS	ADDITIONAL COMMENTS	PHONE #
1 WILLIAM William John Somme	4924 W. LAKE MEAD	ALL RESD. PREFERRED PROF. OK@FAIRHAVEN 4901 LAKE MEAD	648-8403
2 Mario Guerrero	5028 W. Lake Mead	All residential	630-0408
3 Ada Andersen	5028 W. Lake Mead	All residential	↑
4 Stan Andersen	5028 W. Lake Mead	All residential	↑
5 Mary Hernandez	5080 W. Lake Mead	All residential	
6 TROY NIELSON	5170 W. Lake Mead	911 residential	
7 Candie Larsen	5222 W. Lake Mead	4-11 Residential	648-9407
8 Wilbur Workman	5248 W. LAKE MEAD	All RESIDENTIAL	647-3282
9 Colwyn Jany	5300 Lake Mead	All Residential	505-4613
10 Phyllis Keiser	5328 W. Lake Mead	all Residential	646-0877
11 Hilda R. Farber	5328 W. Lake Mead	Residential	646-0877
12 John V. Farber	5378 W. LAKE MEAD BLVD	"	648-1490
13 Milda White	5329 W. Lake Mead Blvd	Residential	646-1238
14 Jan Winnie	5359 W. Lake Mead	Residential	48-1343
15 Kevin McDonald	5065 W. Lake Mead	Residential	646-3703
16 Robert Criss	5055 W. LAKE MEAD	RESIDENTIAL	641-7676
17 Julie Criss	5055 W. LAKE MEAD	" "	641-7686
18 Danielle Barron	5055 W. LAKE MEAD	" "	641-7686
19 James Shields	5055 W. LAKE MEAD	" "	641-7686
20 Yuhang Corral	1981 Fairhaven St	" "	649-1319
21 Patricia Cannon	1965 Leonard Lane	" "	636-0760
22 Robert Gill	1930 N. Michael Way	Keep single family residential	646-7076
23 Robert Gill	1905 Michael Way	Residential	648-8366
24 Richard D. Smedley	1895 Michael Way	Residential	647-2388
25 Rochelle Smedley	1895 Michael Way	Residential	647-2388
26 Andrew Stone	1831 N. Michael Way	"	212-5656
27 Edward Blum	5054 W. LAKE MEAD BLVD	Residential	646-8222
28 Jaime Pena/Stacey Pena	4900 W. Lake Mead	Residential	648-2747
29 RICHARD SOMME	5129 SANTO AVE.	RESIDENTIAL	638-8717
30 MARCHELE DOMAG	5129 SANTO AVE.	RESIDENTIAL	638-8717
31 Andrew Johnson	5101 Eugene Ave	Residential	648-5909
32 Frank Borosman	4898 Salmer Ave	Keep residential	646-1839
33 Joyce Johnson	5352 W. Lake Mead	" "	648-7427
34 Susan Johnson	5404 W. Lake Mead	Keep residential	647-1614
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(73 SIGNATURES TOTAL)

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(AS) GPA-27296, ZON-27297, SDR-27298

NAME	ADDRESS	ADDITIONAL COMMENTS	PHONE #
1 Jeany Goldin	5001 Sawyer	don't need internet location	648-7479
2 Ann MacMillan	5353 Sawyer		
3 MARY GARCIA	5414 Reiter		
4 Catherine Scott	5276 Sawyer Ave.		897-1319
5 Art Selavy	5030 REITER	GOOD IDEA	
6 Myra Williams	5104 Auburn Ave		3243758
7 Roger Thomas	4976 Sawyer		572-1884
8 Jorie Thomas	4976 Sawyer		572-1884
9 Lori Burk	5007 Reiter		648-8723
10 John Burk	5007 Reiter		"
11 Marjorie Joyce	4871 Auburn Ave		631-9205
12 Linda Jones	5197 Stacey		648-0135
13 Edw. Elz	5431 Stacey		688-9076
14 Audrey Cole	5431 Stacey		648-9075
15 Diana Ziegler	4950 Reiter		648-5803
16 Ron Ferguson	5404 Sawyer		304-9891
17 Johnny Herweck	5080 W LAKE MEAD BLVD		647-3968
18 Laurie Priest	5274 Stacey Ave		646-1321
19 Carla Lasswell	5053 Sawyer		647-3694
20 STEVE MCLAUGHLIN	5300 SAWYER		646-1396
21 JOYCE ROSSITER	5197 AUBORN		648-6258
22 Sandy Beall	5353 Auburn		598-3869
23 Joe Bailey	4971 STACEY		648-2180
24 MARILYN BAILEY	4871 STACEY		648-2180
25 Ken + Pam Snow	5197 Reiter		454-2496
26 Mary + Frank Bundra	5079 Sawyer Ave		604-6700
27 Coralee Haley	5171 Stacey Ave		561-8197
28 Sam Heuley	5144 EUGENE AVE.		648-3419
29 James W Smith	5196 Eugene Ave		437-8990
30 ANNE HOLLINGER	5320 EUGENE AVE		
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NAME	ADDRESS	ADDITIONAL COMMENTS	PHONE #
1 Roger Gantham	5399 W. LAKE MEAD BLVD.		648-9878
2 RON JALK	5399 W. LAKE MEAD BLVD.		648-9878
3 Jonel Cornea	1915 N. Michael Way		354-8573
4 Carl Partridge	1378 Eugene Ave	For Vegas	648-2527
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7 29 Kamly Busi	5327 Audain Av	RESIDENTIAL	1045 7537
8 30 Edward J.	5252 Eugene Ave	RESIDENTIAL	
9 34 Daniel Romer	5287 Eugene Ave	RESIDENTIAL	636 0212
32 DAN GOUKER	5375 EUGENE	RESIDENTIAL	683 3464
33 ERIGO RUIZ	5404 EUGENE AVE	RESIDENT	596-4875
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(ADDITIONAL NAMES)

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