

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

QUESTION FROM CITY COUNCILMAN RICKY BARNES: WITH WHAT WOULD
 "THE RESIDENTS PREFER DONE WITH THE VACANT PROPERTIES
 ON W. LAKE MEAD BLVD (DECATUR THRU MICHAEL WAY)?

THIS QUESTION PROMPTED THIS PETITION:

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)...

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

NAME	ADDRESS	ADDITIONAL COMMENTS	PHONE #
1 WILLIAM DOWME	4924 W. LAKE MEAD	ALL RESD. PREFERRED PROF. OK @ FAIRHAVEN	648-8403
2 Mario Guerrero	5028 W. Lake Mead	All residential	630-8408
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	411 Residential	648-9407
8 W. L. L. WORKMAN	5248 W. LAKE MEAD	ALL RESIDENTIAL	647-3284
9 Cathy Jany	5300 Lake Mead	All Residential	325-4613
10 Duane Kooser	5328 W. Lake Mead	All Residential	646-0877
11 Hildegarde Farber	5328 W. Lake Mead	Residential	646-0877
12 John Miller	5378 W. LAKE MEAD BLVD	"	648-1490
13 Mishia White	5379 W. Lake Mead Blvd	Residential	648-1238
14 John Winne	5359 W. Lake Mead	Residential	43-1343
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 Valhara Corral	1981 Fairhaven St	"	649-1319
21 Patrick Corral	1965 Leonard Lane	"	636-0260
22 Sharon Butler	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 Blayw	5054 W. LAKE MEAD	RESIDENTIAL	646-8222
28 Jaime Pera/Tracey Pera	4900 W. Lake Mead	Residential	648-2747
29 RICHARD DOWME	5129 SANTO AVE.	RESIDENTIAL	638-8717
30 MARIELE DOWME	5129 SANTO AVE.	RESIDENTIAL	638-8717
31 Andrew J. Jangel	5101 Eugene Ave	Residential	648-5909
32 Frank Grossman	4898 Sawyer Ave	Keep residential	646-7839
33 Joyce Johnson	5352 W. Lake Mead	"	648-7427
34 J. J. Johnson	5404 Stacey	Keep residential	647-1614
35			

Submitted at Planning Commission

(73 SIGNATURES TOTAL)

Date 6/20 Item 21-23

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+9
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(AS) REF # GPA - 27296, ZON - 27297, SDA - 27298

NAME	ADDRESS	ADDITIONAL COMMENTS	PHONE #
1 Terry Golding	5001 Sawyer	don't need in that location	646-7479
2 Mary MacMillan	5353 Sawyer	(DON'T NEED IN THAT LOCATION)	
3 MARY GARCIA	5414 Reiter		
4 Catherine Scott	5276 Sawyer Ave.		897-1319
5 Myra Williams	5030 REITER	GOOD IDEA	
6 Roger Thomas	5104 Auburn Ave		3243758
7 Jorie Thomas	4976 Sawyer		512-1884
8 Lori Barker	4976 Sawyer		512-1884
9 John Barker	5007 Reiter		648-8703
10 Maryanne Jorge	5007 Reiter		"
11 Linda Smith	4871 Auburn Ave		631-9205
12 Edna El	5197 Stacey		642-0135
13 Rudee Clay	5431 STACEY		688-9276
14 Diana Ziegler	5431 STACEY		648-9075
15 Ron Fuglestad	4950 Reiter		648-5803
16 Mary Hernandez	5404 SAWYER		304-7891
17 Laurie Priest	5080 W LAKE MEAD BLVD		647-3968
18 Carla Lasswell	5274 Stacey Ave		646-1321
19 Steve McLaughlin	5053 Sawyer		647-3694
20 Joyce Rossiter	5300 SAWYER		646-1396
21 Sandy Beall	5197 AUBORN		648-6258
22 Joe Bailey	5353 Auburn		598-3869
23 Marilyn Bailey	4971 STACEY		648-2180
24 Keith Snow	4871 STACEY		648-2180
25 Mary Frank Bundra	5197 REITER		454-2496
26 Cora Haley	5079 Sawyer Ave.		604-6700
27 Sam Healey	5171 Stacey Ave.		561-8197
28 James W Smith	5144 EUGENE AVE.		648-3419
29 Anne Hollinger	5196 Eugene Ave		437-8990
30	5320 EUGENE AVE		
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(AS) REF # GPA-27296, ZON-27297, SDR-27298

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2 RON GALK	5399 W. LAKE MEAD BLVD.		6489878
3 Jonel Cornea	1915 N. Michael Way		354 3573
4 Carl Partridge	5378 Eugene Ave	For Vegas	648-2527
5			
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7 RANLEY BISS	5327 AUBURN AV	RESIDENTIAL	10457537
8 EDWARD J	5252 EUGENE AVE	RESIDENTIAL	
9 DANIEL ROMER	5287 EUGENE AVE	RESIDENTIAL	636 0212
10 DAN GOUKKE	5375 EUGENE	RESIDENTIAL	683 3464
11 ERGO RUIZ	5404 EUGENE AVE	RESIDENT	596-4875
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(ADDITIONAL NAMES)

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

Return Service Requested Official Notice of Public Hearing



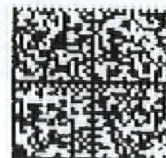
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council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

☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



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Case: GPA-27296

CLAY EDWIN L & AUDREY
 5431 STACEY AVE
 LAS VEGAS NV 89108-3019

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



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GPA-27296 & ZON-27297

Case: GPA-27296
13824712016
DÉMARRE JAMES P & MARTHA E
5420 MARE WY
LAS VEGAS NV 89108-4136

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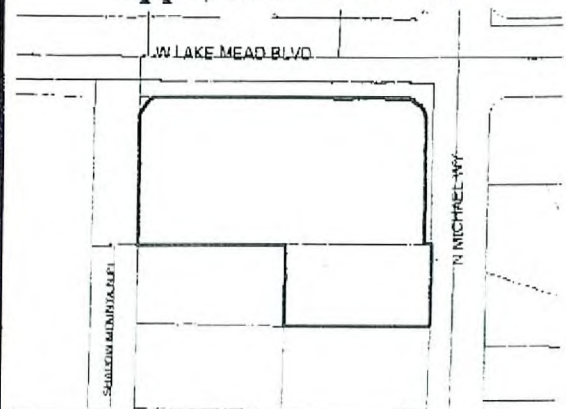
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Application Information

GPA-27296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request to Amend a portion of the Southwest Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Barlow)

ZON-27297 - REZONING RELATED TO GPA-27296 - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: C-1 (LIMITED COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way, (APNs 138-24-305-001 and 003), Ward 5 (Barlow)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: April 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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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 dominoes 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

Submitted at Planning Commission

Date 4/24/08 Item 32-34

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 11950 Spruce ME

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

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14 Sam Wynn	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	641-7686
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 Yvonne Corral	1981 Fairhaven St	" "	649-1319
21 Patrice C. Wynn	1965 Leonard Lane	" "	636-0760
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23 Robert Gill	1905 Michael Way	Residential	648-8366
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30 MARIELE DOHME	5129 SANTO AVE.	RESIDENTIAL	638-8717
31 Andrew G. G. G.	5101 Eugene Ave	Residential	648-1839
32 Frank G. G.	4898 Salmer Ave	Keep residential	646-1839
33 Joyce Johnson	5352 W. Lake Mead	" "	648-7427
34 J. J. Johnson	5404 W. Lake Mead	Keep residential	647-1614
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Submitted at Planning Commission

Date 4/24/08 Item 32-34

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10 John Barker	5007 Reiter		"
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12 Linda Jones	5197 Stacey		647-0135
13 Edw. Elz	5431 STACEY		688-9076
14 Audrey Elz	5431 STACEY		648-9075
15 Diana Ziegler	4950 Reiter		648-5803
16 Ron Fuglestad	5404 SAWYER		304-7891
17 Johnny Herweck	5080 W LAKE MEAD BLVD		647-3968
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20 STEVE McLAUGHLIN	5300 SAWYER		646-1396
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4 Carl Partridge	1378 Eugene Ave	For Vegas	648-2527
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7 28 KIMLEY BUSBY	5327 AUDAM AV	RESIDENTIAL	1045-7537
8 30 Edward J.	5252 EUGENE AVE	RESIDENTIAL	
9 34 Daniel Romero	5287 EUGENE AVE	RESIDENTIAL	636-0212
10 32 DAN GOUKER	5375 EUGENE	RESIDENTIAL	683-3464
11 33 ERIC O RUIZ	5404 EUGENE AVE	RESIDENT	596-4875
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(ADDITIONAL NAMES)

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City of Las Vegas
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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-27296 & ZON-27297

89108+2312 C076



Case: GPA-27296
13824710012
KENNEDY STEPHANIE S & DAVID
5340 DULCE AVE
LAS VEGAS NV 89108-2312

Submitted after final agenda
Date 4.24.08
Item 32
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RECEIVED
APR 22 2008

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

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this Request

☒ I OPPOSE
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GPA-27296 & ZON-27297



*Please REJECT this
Rezoning Request. All
SURROUNDING PROPERTIES
ARE RESIDENTIAL AND THIS
PARCEL SHOULD REMAIN SO ALSO.
PROTECT THE NEIGHBORHOOD!*

Case: GPA-27296
13824712015
HEDGES COLIN KENT
5320 GABORONE AVE
LAS VEGAS NV 89108-2317

89108+2317 0076



Submitted after final agenda
Date 4-24-08 PC Item 32 P

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GPA-27296 & ZON-27297



13824214051
HOLMAN OLGA C
2004 JEANNE DR
LAS VEGAS NV 89108-3189

Case: GPA-27296

89108-3189 0058

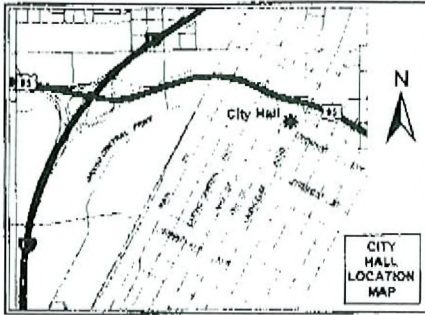


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 0004239954 APR 11 2008
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13824217022 Case: GPA-27296
 MEDINA JAVIER A & ANA M
 3330 E UNIVERSITY
 LAS VEGAS NV 89121-5139

89121+5139 CO40



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GPA-27296 & ZON-27297



13824304004
PAVELL JOHN G
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

Case: GPA-27296

89108+2416 0016



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Item 32
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GPA-27296 & ZON-27297



Case: GPA-27296
13824305012
SMEDLEY RICHARD D & ROCHELLE
1895 MICHAEL WY
LAS VEGAS NV 89108-2310

0010042910 0016



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Date	Item
4.24.08	PC 32 P

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GPA-27296 & ZON-27297

89108+2416 C016



13824304003
PAVELL 1994 TRUST
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

Case: GPA-27296

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Date 4.24.08
Item 32.
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GPA-27296 & ZON-27297



13824312014
SOLIS RONALD A
1829 STONINGTON PL
LAS VEGAS NV 89108-2485

Case: GPA-27296

89108+2485 C016



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Date 4.24.08
Item 32
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 Las Vegas, Nevada 89101-2986

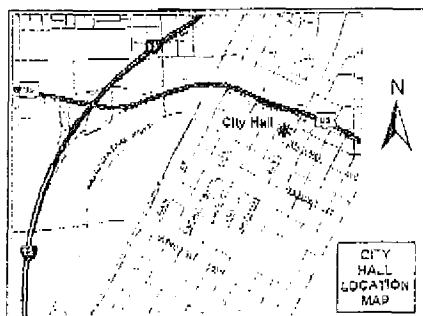
* Put commercial ventures with
 commercial areas, not in
 the middle of a nice
 neighborhood.



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 0004233354 APR 11 2008
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* We have made this area a secure
 place to raise our family - took
 a lot of time, though. We do not
 want to put out an invitation now
 to loiterers and vandals, which
 always goes with such a venture.

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I OPPOSE
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 GPA-27296 & ZON-27297

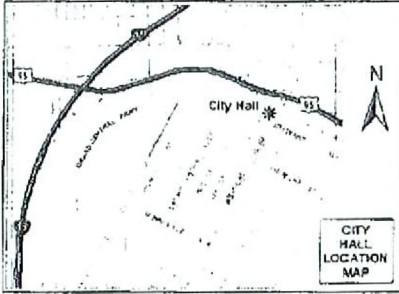
13524710015
 HENRY MICHAEL
 1340 JOELLA ST
 LAS VEGAS NV 89103-2309

Case GPA-27296

32-33
 P

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

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Case: GPA-27296
13824305003
MICHAEL VILLAGE L L C
1000 N GREEN VALLEY PKWY #440
P M B 355
HENDERSON NV 89074-6172

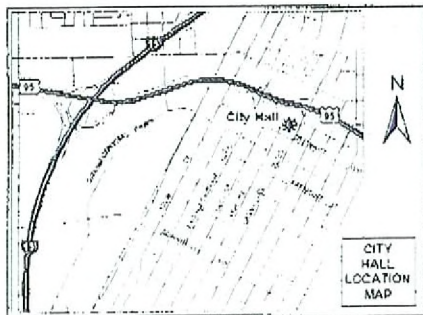
89074-6172 0004



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13824712008
DENYS STEPHEN J & EVELYN M
5305 ALCAZAR CT
LAS VEGAS NV 89108-2319

20110812319 0076

Illegible handwritten text

32-33
A

FROM : Steve & Evelyn Denys

FAX NO. : 702 648 3262

Apr. 12 2008 02:47 PM P1