

**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 C. Moore	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 Blayn	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

34
30
+9
73

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

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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 Edw. El	5197 Stacey		642-0135
13 Rudee Clay	5431 STACEY		688-9276
14 Diana Ziegler	5431 STACEY		648-9075
15 Ron F. Fugate	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 Ann Snow	4871 STACEY		648-2180
25 Mary & Frank Bundra	5197 REITER		454-2496
26 Cora Gg 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

NAME	ADDRESS	ADDITIONAL COMMENTS	PHONE #
1 ROGER GRANT	5399 W. LAKE MEAD BLVD.		648-9878
2 RON GALK	5399 W. LAKE MEAD BLVD.		648-9878
3 Jonel Cornea	1915 N. Michael Way		354-3573
4 Carl Partridge	5378 Eugene Ave	For Vegas	648-2527
5			
6			
7 RANLEY BISS	5327 AUBURN AV	RESIDENTIAL	1045-7537
8 EDWARD J	5252 EUGENE AVE	RESIDENTIAL	
9 JAMIE ROMER	5287 EUGENE AVE	RESIDENTIAL	636-0212
10 DAN GOUKER	5375 EUGENE	RESIDENTIAL	683-3464
11 ERGO RUIZ	5404 EUGENE AVE	RESIDENT	596-4875
12			
13			
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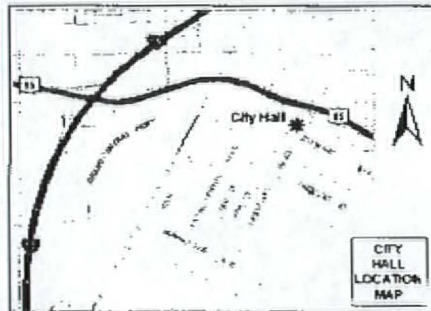
(ADDITIONAL NAMES)

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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.

SDR-27298

89108+3019 0089

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*Sorry this
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we were gone*

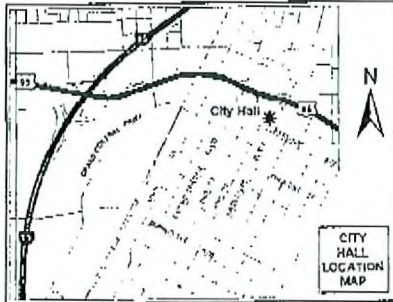
13824610024
CLAY EDWIN L & AUDREY
5431 STACEY AVE
LAS VEGAS NV 89108-3319

Case: SDR-27298

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-27298

89108+4136 0026

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Case: SDR-27298
13824712016
DEMARRE JAMES P & MARTHA E
5420 MARE WY
LAS VEGAS NV 89108-4136

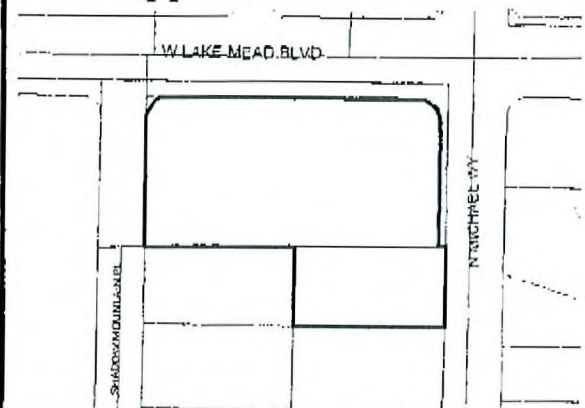
DELIVERED

4-12-08

Application Information

SDR-27298 - SITE DEVELOPMENT PLAN REVIEW
RELATED GPA-27296 AND ZON-27297 - APPLICANT:
PRIMACK FAMILY COMPANIES, LLC - OWNER:
MICHAEL VILLAGE, LLC - Request for a Site Development
Plan Review FOR A PROPOSED TWO-STORY, 20,000 SQUARE-
FOOT MEDICAL OFFICE/CLINIC/RETAIL DEVELOPMENT on
1.97 acres at the southwest corner of Lake Mead Boulevard and
Michael Way (APNs 138-24-305-001 and 003), R-E (Residence
Estates) under Resolution of Intent to R-PD4 (Residential Planned
Development - 4 Units Per Acre) Zone [PROPOSED: C-1 (Limited
Commercial)], 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

34 P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>

City of Las Vegas
Planning & Development Department
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-27298

89108+2317 0076



*Please REJECT this
Request. Commercial
Development would be
TOTALLY OUT OF PLACE here.*

13824712015
HEDGES COLIN KENT
5320 GABORONE AVE
LAS VEGAS NV 89108-2317

Case: SDR-27298



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

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☐ I SUPPORT
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☒ I OPPOSE
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Please use available blank space on card for your comments.

SDR-27298

89108+2416 0016



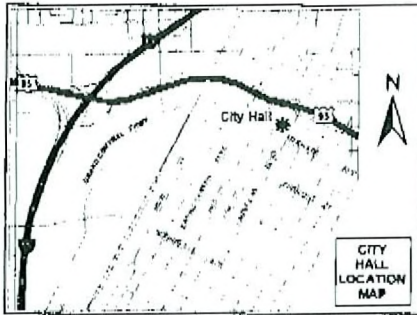
Case: SDR-27298
13824304003
PAVELL 1994 TRUST
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

Submitted after final agenda
Date 4.24.08
Item 34
P

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APR 21 2008

City of Las Vegas
 Planning & Development Department
 Development Services Center
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 Las Vegas, Nevada 89101-2986

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SDR-27298



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13824217022
 MEDINA JAVIER A & ANA M
 3330 E UNIVERSITY
 LAS VEGAS NV 89121-5139

Case: SDR-27298

89121+5139 0040

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 APR 21 2008

Submitted after final agenda
 Date 4.24.08 PC Item 34 P

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

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I SUPPORT
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I OPPOSE
this Request

Please use available blank space on card for your comments.
SDR-27298

13824217022
MEDINA JAVIER A & ANA M
3330 E UNIVERSITY
LAS VEGAS NV 89121-5139

Case SDR-27298

89121+5139 C040

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Submitted after final agenda
Date 4.24.08PC Item 34 P

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☒ I OPPOSE
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SDR-27298



Case: SDR-27298
13824304004
PAVELL JOHN G
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

89108+2416 0016



Submitted after final agenda
Date 4.24.08 PC
Item 34 P

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I SUPPORT
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I OPPOSE
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SDR-27298



Case: SDR-27298
13824305012
SMEDLEY RICHARD D & ROCHELLE
1895 MICHAEL WY
LAS VEGAS NV 89108-2310

89108+2310 0016



Submitted after final agenda
Date 4-24-08
Item P 34

RECEIVED
APR 21 2008

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Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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I SUPPORT
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I OPPOSE
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SDR-27298



Case: SDR-27298

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

89108-3189 0058



RECEIVED
APR 22 2008

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

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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(AND) GPA-27296, ZON. 27297, SDR-27298

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3 Ada Andersen	5028 W. Lake Mead	All residential	↑
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8 William Workman	5248 W. LAKE MEAD	ALL RESIDENTIAL	647-3282
9 Cathy Jany	5300 Lake Mead	All Residential	505-4613
10 Phyllis Keiser	5328 W. Lake Mead	all Residential	646-0877
11 Hilda B. Carver	5328 W. Lake Mead	all Residential	646-0877
12 John V. Carver	5370 W. LAKE MEAD BLVD	"	648-1490
13 Milda White	5329 W. Lake Mead Blvd	Residential	676-1238
14 Sam Wynn	5359 W. Lake Mead	Residential	48-1343
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19 James Shields	5055 W. LAKE MEAD	" "	641-7686
20 Yvonne Corral	1981 Fairhaven St	" "	649-1319
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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
35			

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+ 9
73
(73 SIGNATURES TOTAL)

Submitted at Planning Commission

Date 4/24/08 Item 32-34

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:

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

NAME	ADDRESS	ADDITIONAL COMMENTS	PHONE #
1 Terry Goldin	5001 Sawyer	don't need int'l location	646-7479
2 Ann McMillan	5353 Sawyer		
3 MARY GARCIA	5404 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 Barker	5007 Reiter		648-8723
10 John Barker	5007 Reiter		"
11 Marie Joyce	4871 Auburn Ave		631-9205
12 Linda Mason	5197 Stacey		647-0135
13 Edw. Elz	5431 STACEY		688-9076
14 Audrey Gled	5431 STACEY		648-9075
15 Diana Ziegler	4950 Reiter		648-5803
16 Ron Fuglestad	5404 SAWYER		304-7891
17 Johnny Herward	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 + Ann Snow	5197 Reiter		454-2496
26 Mary + Frank Bundra	5079 Sawyer Ave.		604-6700
27 Cora + Halley	5171 Stacey Ave.		561-5197
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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33			
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(AS) GPA-27296, ZON-27297, SDR-27298

NAME	ADDRESS	ADDITIONAL COMMENTS	PHONE #
1 ROGER GANTHORN	5399 W. LAKE MEAD BLVD.		648-9878
2 RON JALK	5399 W. LAKE MEAD BLVD.		648-9878
3 Jonel Corneo	1915 N. Michael Way		354-8573
4 Carl Partridge	1378 Eugene Ave	In Vegas	648-2527
5			
6			
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
12 34			
13 35			

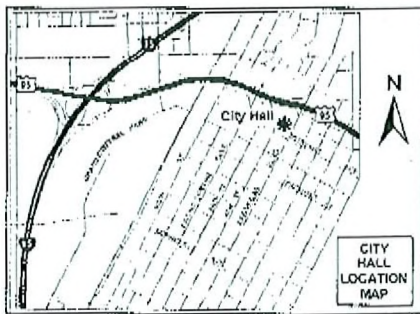
(ADDITIONAL NAMES)

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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.

SDR-27298



Case: SDR-27298
13824712008
DENYS STEPHEN J & EVELYN M
5305 ALCAZAR CT
LAS VEGAS NV 89108-2319

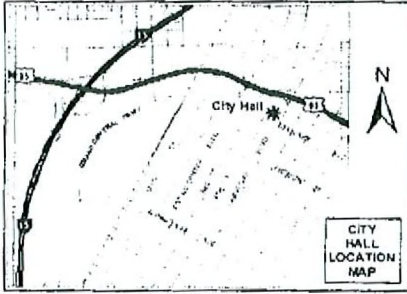
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City of Las Vegas
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I SUPPORT
this Request



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Please use available blank space on card for your comments.
SDR-27298



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Case: SDR-27298
13824305003
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P M B 355
HENDERSON NV 89074-6172

89074+6172 0004



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