

THE LISA LANE PROJECT
ROC 21689 July 11, 2007
Update September 16 2008

The first hearing before the Planning Commission was July 25, 2002. At that time Willard and Virginia Jones were attempting to change the zoning from rural preservation of 2 per acre to R-PD3 which was 3 per acre, about 66 houses. The land was being sold to D R Horton for some 66 homes. At that time there was not a request to close Lisa.

There were many subsequent hearings, Neighborhood, (with Councilman Mack and/or staff), the Planning and City Council. Neighbors in the northwest for several miles testified against changing the rural preservation zoning.

Ultimately, the land was sold to Toll Brothers who was willing to build 2 per acre. They wanted to build upscale 3800-4000 square feet one story homes on approximately half acre lots. They also wanted to create a gated community. To make this work, they would have to wall and gate the two 10 acre parcels and include the one lot on Lisa to the west parcel. See Z-0048-02(1).

Some one suggested that they vacate a portion of Lisa creating an "H" shaped parcel with one gate off Durango which is a 120 foot wide major thoroughfare. This plan would avoid gates onto Lisa, Washburn, and LaMadre which are narrow residential streets. It also would make a dead end cul-de-sac street on both sides of the connecting piece. A number of people living in the Northwest testified that they, on general principal, were against cutting off any street.

My four neighbors on Lisa were in favor of the plan and proceeded to get some 47 signatures from residents on Lisa, Washburn, and LaMadre citing no objection to the plan. If memory serves, Councilman Larry Brown voiced his opinion that the Lisa residents, though few in number, were most affected by the plan and our voice should be weighted. He further told everyone that the Toll Bothers plan was the best we were likely to see as somebody was eventually going to build on the subject parcels.

We then brought up the pedestrian gate. The high school bus pickup point is on the north side of the wall (Washburn and Durango) as is the Dean Allen Elementary School (on Hammer). The Leavitt Middle School is on the south side of the wall. So in order to get approval to connect the three parcels (10, 10, & 1 acres) into one gated community and to help the Lisa residents, Toll Brothers committed to place a pedestrian passage essentially in the middle of the cul-de-sac so our kids could safely get to their schools. They also promised to keep us supplied with the combination if they changed it which could be done monthly. It was item #1 on the approval dated February 5, 2003.

Today, we have a 14 year old daughter starting high school. Our son graduated last year and our other son the year before. We finally got the bus stop changed to the east side of Durango so traffic must stop for kids to cross Durango to catch the bus.

Our daughter and two grandsons now live with us. The five year old goes to kindergarten at Dean Allen and the 11 year old to Leavitt Middle School. My wife is disabled and some days can not get out of bed. Those days she will have to have our 14 year old and 12 year old daughters walk to Dean Allen to pick up the grandson. They need to be able to walk down Lisa to Hammer St. There is a crossing guard at Durango and Hammer and Dean Allen is on Hammer on the west side of Durango.

Submitted at City Council

Date 9/17/08 Item 99

Finally, we talk to people daily who are walking down Lisa mornings and evenings sometimes with their dogs and they live in that project and use the gate. We only use the gate for our children to gain access to their schools.

As to the home owners security concerns, we certainly understand the dangers of 'home invasions'. We see them on the news all too often. And it appears these hoodlums now target gated communities due to their perceived affluent residents. Sadly, removing the personal passage way will not likely remove them from them as a target.

Please keep your promise to us.

July 29, 2008

Oscar B. Goodman, Mayor
City of Las Vegas
400 Stewart Ave.
Las Vegas NV 89101

Re: The pedestrian passage provided for on the Lisa Lane cul-de-sac.

Dear Mr. Mayor:

The issue of developing the approximately 22 acres that existed on both sides of Lisa Lane goes back to 2002. My neighbors and I along with people who protested the development from neighborhoods miles away attended many meetings before you and the council. Attached is an outline of the history of this project and a copy of the April 11th 2003, approval for Toll Brothers to proceed with the subject project. It was known as the 'H' property.

Suddenly a hearing was scheduled on July 11th, 2007 at the request of the home owner's association for North Canyon Estates. I attended again representing Lisa Lane home owners. Essentially there are only five of us. I presented our position again and asked the Council to keep their promise to us.

Councilman Larry Brown asked that the issue be tabled so he could hold a neighborhood meeting which he did in August. The home owners association argued that the gate exposed them to criminals who would burglarize their homes. Frankly if you follow the news, it seems that gated communities attract crooks as they must see the residents as affluent and good targets. Councilman Brown suggested that as we could not agree, one solution was leaving it up to the City Attorney. Then he suggested that he could request that the high school bus make a slight modification of its route to LaMadre and Lisa (about ½ a block) and that would handle the high schoolers on our side of Lisa which handled my personal problem. No one from the north side of the gate with middle school kids was there.

He promised to get back to us. He never did. I made more than a dozen calls to him and his assistant Darcy and only once did someone call and leave a message that they had called. Dave Kerber, the president of the HOA said he too had made numerous calls and none were returned. By the time school started in late August the HOA still had a lock and chain on both gates so my son had to jump over them to get to the bus. Then a few months later I believe Kerber decided the chains could be cut so he had the gates welded shut.

I then began talking to the Code Enforcement department. When the chains had been put on they went out and ordered they be removed. Scott Slovis again went out and confirmed they were now welded. I last talked to him on March 27, 2008 and he said he had been told to turn over to his supervisor Vicki Ozuna. I called her April 11th and 17th when she said there was a problem and she needed to talk to a Councilman's office and would call me back. She did not so I called Councilman Brown's office again with the same result, no response. I then called Ms Ozuna April 30th May 14th, and June 3rd, and left messages. I called her today and left a message. Then I called a supervisor named Tony who promised he would check and call me. Shortly, Ms. Ozuna called me and told me that she had been ordered by the Councilman's office to drop it i.e. to do nothing. This in spite of a confirmed code violation.

We want these gates in place as ordered by the Council's approval in 2003. I have lived on Lisa Lane since 1993. There was no one living in North Canyons in 2003. The wall and gate were there when they later purchased their homes.

The new school year starts in a month and I have a daughter starting high school. We need this gate opened.

Sincerely,

Peter M. Atkinson
5036 N. Lisa Lane
Las Vegas NV 89149
Home 655-9361
Cell 280-7383
Office 990-5901

Map Click: Select Property Zoom In Zoom Out Pan Measure



To display a Clark County Assessor's Parcel **Page** Map for the selected parcel:
12532501046 [Click Here](#)

To **mail a link** of selected parcel# **12532501046**, [Click Here](#) or, Copy / Paste
the following hyperlink:
[http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?
getParcel=12532501046](http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=12532501046)

June 11, 2007

City of Las Vegas
City Clerk
City Hall 1st Floor
400 Stewart Ave,
Las Vegas NV 89101

Re: ROC-21680 Review of Condition

We live at 5036 Lisa Lane between Washburn and Le Madre. Going back to early 2003, Virginia Jones sold 21.25 acres to D.R.Horton who wanted to get a zone variance to build 66 homes. The three parcels literally surround our four homes on adjacent lots. Part of the plan was to connect two 10 acres pieces by cutting Lisa Lane in half and creating a cul de sac. After a couple years of hearings and our opposition, Horton sold the land to Toll Brothers and it started again. They finally submitted a plan that would preserve the 'rural preservation zoning' with two houses per acre, build only one story home to preserve our privacy and horse property, and create a man gate where they cut our street in half (blocked it). This allows our high school aged kids to go south to Washburn without going a half a mile down Durango to get to the bus stop, It also allows the kids on the north side of the wall to go south to Le Madre and on the Lone Mountain where the middle school is located. This concession by Toll Brothers was the only way they got the support of the neighborhood. Councilman Brown was instrumental in getting this compromise effected.

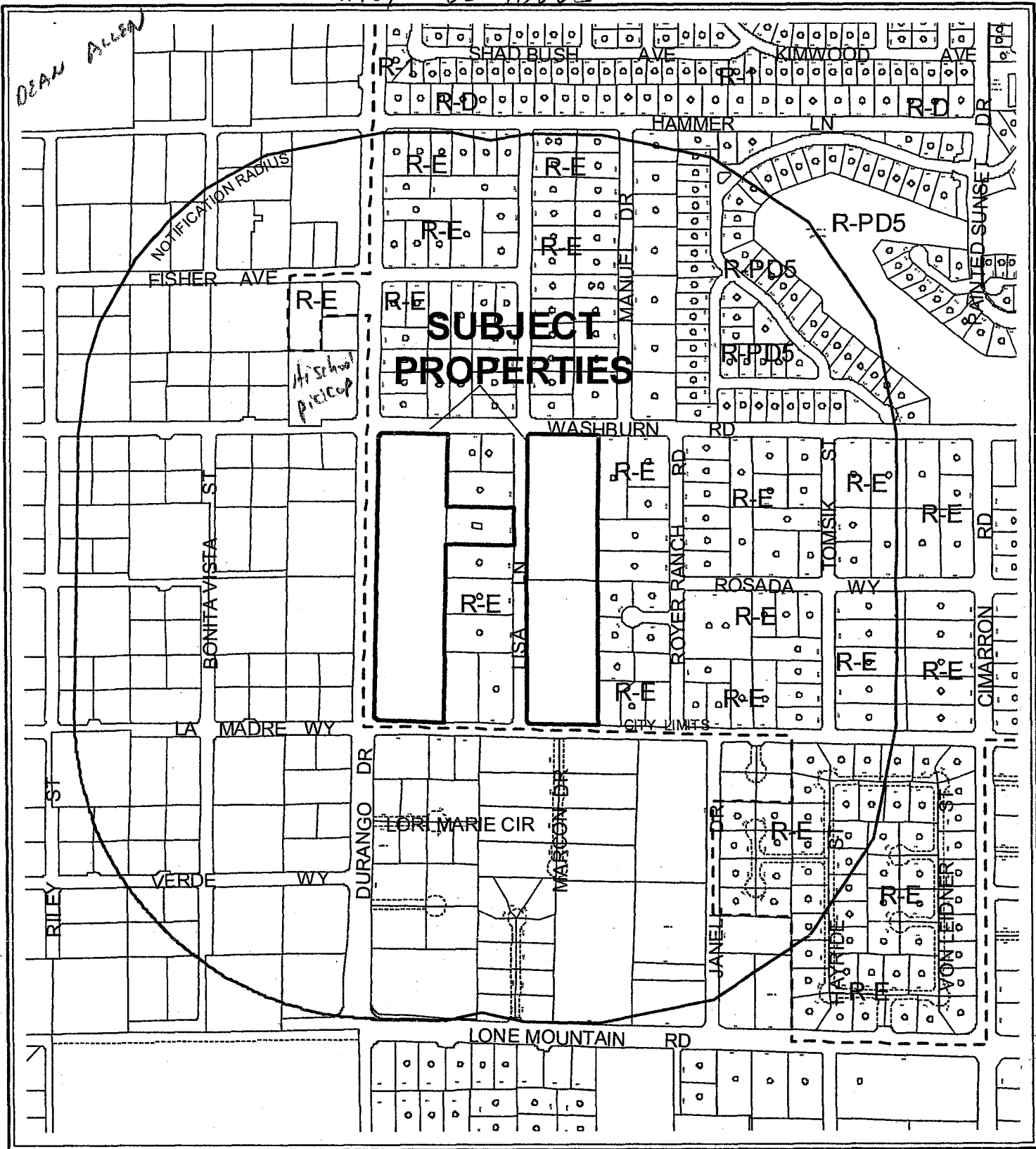
A public hearing is scheduled for 1:00 PM June 20th, 2007. I will be at the Nevada Bankers annual convention in Montana on that day. I have spoken to three of the other four residents on Lisa and they also oppose this request. I am sure the one family on the south side of the wall will also oppose it. It amazes me that the HOA can now come to the Council to change this. I am requesting that this be delayed a week so my neighbors and I can speak to the Council. Bart Anderson at City Planning was very much involved during those years and can give more detail if needed.

Please record my opposition and delay this hearing one week.

Sincerely,

Peter M. Atkinson
702-280-7383 or 702-990-5900

JANUARY 22, 2003



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)





**BLACK MOUNTAIN
COMMUNITY
BANK**

1700 W HORIZON RIDGE PKWY, SUITE 101
HENDERSON, NV 89012

FACSIMILE TRANSMITTAL SHEET

TO:

Note Goldberg

FROM:

Peter M Atkinson

President & CEO

702 990-5901 tel 702 990-5940 fax

Pete.Atkinson@bmcb.com

COMPANY:

City Planning

DATE:

FAX NUMBER:

385-2268

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

N/a

RE:

YOUR REFERENCE NUMBER:

N/a

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

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Nathan Goldberg
City Planning & Development
Las Vegas NV
Fax 385-7268

Re: Toll Bothers North Canyon Estates man gate

Dear Nate:

The last time we spoke regarding the pedestrian gate on Lisa Lane, I was preparing for a council meeting on this subject. At the hearing on July 11th, 2007, ROC 21680 was tabled to allow time for Councilman Brown to hold a neighborhood meeting; this was held in early August. It was immediately clear we were at an impasse. The HOA wanted to brick up the pedestrian gate that the city has required as a condition of approval for the Toll Brothers project and the residents on Lisa Lane want to retain it as promised by the Council.

As an interim compromise, I agreed to it being chained until either Councilman Brown effected a change in the bus route for the high school bringing them down Le Madre stopping at Lisa or reopen it on August 29th when school started. Neither the President of the HOA nor I have been able to get either the Councilman or his assistant to return our calls since. He told us that if he could not get the bus route modified we would have to go back to the Council and the City Attorney would have to get involved. At no time did the Councilman authorize permanent closure of the gates.

We need your help again getting the gates open and keeping them open. Attached is a copy of the letter I sent to the HOA. Their president is Dave Kerber at telephone # 210-2220.

I can be reached at my office 990-5901 or my cell phone 280-7383. My home fax is 655-9362 and my office fax is 990-5040.

Sincerely,

Peter M. Atkinson

November 27, 2007

Christina Brown
North Canyon Estates HOA
630 Trade Center Drive
Suite 100
Las Vegas NV 89119

Re: Man gate

Dear Christina,

I received your HOA Newsletter and noted the article on the man gates on Lisa Lane. The article is not quite accurate. Councilman Brown committed to work on adding a school bus stop on LaMadre and if successful the Lisa Lane residents would not object to the gates being locked. Further they would be locked until he made such arrangements or school started, whichever came first.

My son was in football at Centennial so I was transporting him and the locked gates were not a problem. Football is now over and he needs passage through the gate as promised by the Planning Commission and City Council when North Canyon Estates was approved.

My eight or nine calls to Councilman Brown AND his assistant Darcy have gone unanswered. The school bus route was never changed, so we are back to the original arrangement that allowed residents on Lisa Lane access through the gates. It now appears that the HOA has gone a step farther and welded the gates shut. When your HOA president suggested that at the meeting, the Councilman refused to consider that or closing the opening with blocks.

I will have to go back to the Commission next week if the gates are not made available to us. I can be reached on my cellular phone #280-7383.

Sincerely,

Peter M. Atkinson
5036 N. Lisa Lane, Las Vegas NV

COMMUNITY UPDATES

GATES ON GARDEN FOUNTAIN



There was a great turn out from the North Canyon Estates Homeowner's at the August 9 meeting with Councilman

Brown.

Councilman Brown approved North Canyon Estates to place locks on both pedestrian gates on Garden Fountain leading to Lisa Lane.

These gates are currently locked.

FRONT ENTRANCE

A new entrance has been installed to enhance the community and monument signs.

This has been installed by the recently hired Bilmar Landscape.

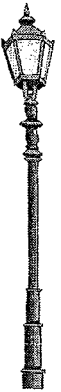


PARK LIGHTING

A new low voltage lighting has been purchased and completely installed in the park.

The Board was faced with several over priced vendors and vendors that declined to submit a proposal. The Board was persistent and found a company that not only submitted a proposal but was reasonably priced.

A special thanks to David Koerber and Bilmar Landscape.



Requirements for rear yard landscaping

Please keep in mind that according to the association's governing documents, all rear yard landscaping must be installed within 180 days of purchasing a home.

Rear yard landscaping should be consistent with the association's overall look, so architectural approval is required for rear yard landscaping.

Also, be sure to keep large plants and turf away from the block wall when planning a new back yard. A three-foot barrier between all turf areas and the wall will keep water from draining into the wall itself, causing residue to build up on the back side of the wall.

Planning your back yard carefully and submitting your plans to the Architectural Review Committee will ensure that the community looks great not just now, but in the future as well.

For architectural review forms, contact management using information on the front.

NEED TO LANDSCAPE YOUR REAR YARD



In an attempt to assist homeowner's who may be looking for a rear yard landscape vendor, the Board has requested Bilmar Landscape to offer a package to all homeowner's.

Anyone interested in this package, please notify Christina Brown with RMI Management, Crbrown@rmllc.com or 702-940-7047. Please include property address and contact information. Management will notify Bilmar Landscape.

The proposed package is ideal for 3400 sq ft backyards. Proposals will be adjusted based on size and complexity of landscape.

Bilmar Landscape package includes the following:

Install 2 - 24" Box Trees

Install 25 - 5 Gal. Shrubs

Install 10 - 1 Gal. Shrubs

Install 24 Tons 3/4" Decorative

Rock

Install 3 - 300 to 400 LB. Decorative Boulders

Install 1 - Drip Irrigation Valve

Total price: \$5,841.00

Proposals can be modified.

Garages and Overnight Parking Rules

Please take the time to reacquaint yourselves with our CC&R's concerning parking. We are enforcing the "restricted street parking" ordinance very aggressively. The CC&R's which we all acknowledged and agreed to abide by when we purchased or leased the property in our community, clearly states that garages or driveways are to be used to park vehicles.

Any vehicles parked in the street overnight will be towed at the owners expenses. If you are towed, contact Day and Night Towing, Inc. at 702-399-6262 to retrieve your vehicle.

Thank you for your cooperation!

