

Scott L. Baker, Architect, Inc.

January 8, 2009

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Abeyance Letter #2**

Application Numbers:

ZON – 32556
GPA – 32557
SDR – 32569
VAR – 32570
VAR – 32575

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

The purpose of this letter is to request an abeyance of two weeks for the above listed applications.

The required neighborhood meeting was held on January 6th, 2009 at which 18 homeowners attended. The overall view of the project by the attending neighbors was not positive.

The land owner would now like an additional two weeks in order to consider his options after understanding the response of the neighborhood meeting.

This abeyance would push the planning commission meeting to February 12, 2009 if we understand the schedule correctly.

Attached with this letter are two items. One is a copy of the sign in sheet for the neighborhood meeting held this week. The second item is signatures that were obtained earlier in 2008 in favor of the use being proposed.

if you have any further questions on this information, please call my office.

Best Regards;

Scott L. Baker, NCARB
Scott L. Baker, Architect, Inc.

Submitted after final agenda

Date 1-22-09 Item 41-45

Sheila Lambert

From: drldml@mac.com
Sent: Wednesday, January 21, 2009 6:14 PM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 208.2.174.62

Comments: GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569
APPLICANT/OWNER: VICTOR HECKER (Jones/Elkhorn) Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan from desert rural to service commercial on .83 acres at the southwest corner of Jones and Elkhorn.

My husband and I are opposed to this amendment. A convenience store will increase not only vehicle traffic but foot traffic as well. It will increase crime and is not what was originally agreed upon for the area. We have all been patient and understanding to the growth such as Lynnbrook and the other developments. Amending this corner to a convenience store is a slap in the face to those of us who have been in the area for over 10yrs. My husband and I have been cooperative with all the improvements and feel that should this amendment go through we face nothing but an uphill battle for the other current vacant parcels up and down Jones. Once one is rezoned commercial so goes the neighborhood. Just visit the portion of Jones just south of US 95 its a terrible area now. If you amend that parcel to commercial are you going to give the rest of us the option to sell our properties to commercial businesses???? I think not.

7621 N Jones Bl
Las Vegas NV 89131

Date: 1/21/2009 6:14:16 PM

Submitted after final agenda

Date 1-22-09 Item 41-45

January 5, 2009

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: Case GPA 32557


Dear Planning Department:

I live near the proposed variance request GPA 32557 and our property at 6125 Elkhorn road is only 5 houses west of this property. I respectfully request this application be denied and would appreciate your support. I think it should be rejected for the following reasons:

1. It does not follow the master plan stating no commercial on Jones n/o Lone Mountain road.
2. It does not conform to the Town Center plan set up several years ago.
3. The property is too small for the requested operation, and removing the set backs will hamper potential fire vehicles if needed.
4. Approving this change will give precedence to change the large parcel on the s/e corner of Jones and Elkhorn that was set up in a trust to be for a church, but rumor has it going to be a commercial center.
5. No doubt the rest of the block of Jones/Elkhorn/Wittig and Torry Pines will not go commercial any time soon so this can only devalue our property.
6. Traffic on Elkhorn has increased 10 fold over the last few years and adding commercial land to this area will only make it worse.

Please recommend to the council members and Mayor that this property should not be granted any zone change as it does not fit the master plan, it should not be changed to commercial and the corresponding variances should be declined.

Sincerely


Dan & Jill Bradley
6125 Elkhorn Road
Las Vegas, NV 89131
daniimail@aol.com

cc: Councilman Ross

Sheila Lambert

From: daniimail@aol.com
Sent: Sunday, January 04, 2009 9:17 AM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557

Citizen Name: Dan Bradley

Email: daniimail@aol.com

IP Address: 207.200.116.132

Comments: Please vote against this change. I live on Elkhorn road and this GPA will change our neighborhood for the worse.

1. It is against the Town Center Plan adopted years ago to centralize commercial zones.
2. The property is too small for all the reductions required.
. If it is approved, it will open the opportunity to change the much larger parcel on the S/E corner to build a commercial center. The S/E corner land was donated to a church and for only a church to be built.

Please do not allow this to go through. It has been tried many times before and should be denied as it does not fit the Rural Preservation destination.

Thank you

Date: 1/4/2009 9:17:12 AM

Sheila Lambert

From: drldml@mac.com
Sent: Thursday, January 08, 2009 5:19 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning change Jones/elkhorn

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 70.170.6.195

Comments: I am vehemently against this zoning change.. if you allow that corner then the lot across the street from me could be changed and the neighborhood along Jones will begin to degrade. I have not been notified of this meeting and request that I be advised when it has been scheduled to. Most neighborhoods being to degrade when more commercial sites are allowed.

Dawn Leslie
/621 N Jones Bl
Las Vegas NV 89131

702-896-9256 (home)
702-217-0641 (Cell)

Date: 1/8/2009 5:19:08 PM

Sheila Lambert

From: Bruce Tecza [closeoutkinginc@gmail.com]
Sent: Tuesday, January 20, 2009 5:05 PM
To: Sheila Lambert
Subject: Zoning Variance

Dear Ms. Shelia Lambert:

The purpose of this email is to voice our opposition to the zoning variance for a convenience store and other building on the corner of Elkhorn and Jones Blvd. I am a resident of Canyon Mist Estates and my address is 7309 Buttons Ridge Dr., Las Vegas, NV 89131. Our telephone is 649-2944.

Anything that you could do to prevent this proposed, out of place, structure, is appreciated.

Sincerely,

Bruce & Jane Tecza

Jones/
Elkhorn**Sheila Lambert**

From: Steven Ross
Sent: Thursday, January 08, 2009 1:13 PM
To: Sheila Lambert
Subject: FW: Revision: Clark County comments on land use proposal at Elkhorn and Jones

Councilman Steve Ross
 City of Las Vegas, Ward 6
 702-229-6154
 councilman-sross@lasvegasnevada.gov

From: Kevin Smedley [mailto:KSmedley@co.clark.nv.us]
Sent: Thursday, January 08, 2009 11:45 AM
To: Larry Harala
Cc: Larry Brown; Steven Ross; Kim Bush; Barbara Ginoulias; Mario Bermudez; Shane Ammerman; Paul Doerr; Margo Wheeler; Peter Lowenstein
Subject: Revision: Clark County comments on land use proposal at Elkhorn and Jones

In response to the Inter Jurisdictional Courtesy letter regarding:

Application #: GPA-32557; ZON-32556; VAR-32570; VAR-32575; SDR-32569

Clark County is opposed to a Convenience Store at this location for the following reasons:

- The proposal is adjacent to existing Rural Neighborhood residential lots, which are developed with homes, to the west and south and is not compatible with those existing uses.
- This parcel is adjacent to an Excepted Area, identified in the Interlocal Agreement entered into by the City and County in December 2008, which limits development to low density residential uses. Allowing commercial on the parcel would not be compatible with the surrounding area.
- Both the City and County's land use plans show residential uses in this area and zoning this single parcel for a commercial use would create spot zoning.

Thank you for your consideration,

Kevin Smedley

Kevin Smedley
 Principal Planner
 Clark County Department of Comprehensive Planning
 500 S. Grand Central Pky
 PO Box 551744
 Las Vegas, NV 89155-1744
 702-455-6459
 702-380-9990 fax

1/21/2009

Sheila Lambert

From: Antonio Lourenco [ourred66@yahoo.com]
Sent: Friday, January 16, 2009 2:26 PM
To: Sheila Lambert
Subject: Jones and Elkhorn

This is a note letting you know that as a homeowner in the area of Jones and Elkhorn I am very much opposed to making the southwest corner of that intersection commercial property. Those of us that have lived in the area over ten years specially moved to the area for its' rural lifestyle. Please do not allow this area to develop commercially and then become vacant as so many commercail properties in Las Vegas have over the past few years.

Sincerely,

Christina and Antonio Lourenco
6121 Donald Nelson
Las Vegas, NV 89131

Sheila Lambert

From: 7024973858@mms.att.net
Sent: Wednesday, January 07, 2009 11:32 AM
To: Sheila Lambert
Subject: Multimedia message

Please do not allow them to build anything commercial at the corners of Elkhorn & Jones the reason this area developed so fast was there was a sense of being in the out skirts of town and all of this wasn't out there.

Sheila Lambert

From: filbertpm@aol.com
Sent: Monday, January 12, 2009 8:48 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Pat Filbert

Email: filbertpm@aol.com

IP Address: 68.227.18.155

Comments: Ms. Lambert,

Good evening. I am the Secretary of the Eagle Canyon West HOA; community located on Deer Springs Way and North Jones. I would like more information on the potential rezoning, more specifics on the proposed commercial interests that may go in (2,800 and 4,800 sq foot stores), and possible property value effects.

Since the information about the proposed rezoning was not well propigated, unless homeowners were within a certain radius, those other communities that could be affected do, I believe, have a right to know what is going on for potetnial second and third order effects of increased traffic, security, etc issues that could arise.

Further, not clear why two new retail stores are required in the area, what they are/what need or requirement they are fulfilling, or whom they would be servicing. Also understand that this item will be on the agenda for the January 22, 2009 Planning commission, but no further information is on the Department of Neighborhood Services web page as of yet.

I can be contacted at email: filbertpm@aol.com, cell: 702-738-0231.

Thanks,

-at Filbert
Secretary, Eagle Canyon West HOA

Date: 1/12/2009 8:48:29 PM

Sheila Lambert

From: stewartfarm1@aol.com
Sent: Monday, January 12, 2009 4:45 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning Variance at Jones at Elkhorn

Citizen Name: J Stewart and Mary Ann Skelly

Email: stewartfarm1@aol.com

IP Address: 68.26.153.55

Comments: As homeowners in Canyon Mist Estates, we are very unhappy with the proposal that a convenience store be located at the southwest corner of Elkhorn and Jones. Please convey our disapproval of such variance to Councilman Ross. Thank you.

Date: 1/12/2009 4:45:00 PM

Sheila Lambert

From: Gilbert Breen [thebreens@mac.com]
Sent: Thursday, January 08, 2009 11:51 PM
To: Sheila Lambert
Subject: Re: Internet Submission - Elkhorn / Jones Zoning Request

Yes, our home address is:

6013 Chessington Ave
Las Vegas, NV 89131

Thank you for your assistance.

Gilbert

On Jan 8, 2009, at 10:14 PM, Sheila Lambert wrote:

> Thank you for your comments Mr. Breen. May we have your address for
> the record. Councilman Ross is committed to protecting the quality of
> life for the residents in this area so your comments are very
> important to him.

>
> Sheila

> -----Original Message-----

> From: thebreens@mac.com [mailto:thebreens@mac.com]

> Sent: Thursday, January 08, 2009 5:40 PM

> To: Sheila Lambert

> Subject: Internet Submission - Elkhorn / Jones Zoning Request

> Citizen Name: Gilbert Breen

> Email: thebreens@mac.com

> IP Address: 68.96.195.93

> Comments: Hello,

> We just received the latest email newsletter from Councilman Ross.

> The

> newsletter contains the fact that a request has been submitted to

> rezone

> the SW corner of Elkhorn and Jones from Residential to Commercial.

> The

> Councilman asked for submission either in favor or against this

> request.

> I am against this request as I feel it would detract from the area. I

> feel it would add to the traffic unnecessarily to the neighborhood.

> There are enough commercial outlets in close proximity without adding

> this area. One of the reasons we chose the neighborhood was due to

> the limited commercial properties in the vicinity. I would hope this

> request is declined and the property remain zoned for residential

> purposes.

>

> Thank you.
>
> Gilbert Breen
>
> Date: 1/8/2009 5:40:11 PM

Sheila Lambert

From: tsturm@territoryinc.com
Sent: Monday, January 12, 2009 8:54 AM
To: Councilman Steven Ross
Subject: Internet Submission - Commercial Zoning outside of Town Center, Elkhorn & Jones

Citizen Name: Terri Sturm, Territory Incorporated

Email: tsturm@territoryinc.com

IP Address: 24.234.181.89

Comments: On behalf of all the current and future retailers and businesses operating in Centennial Center, Centennial Gateway and the Centennial Auto Mall, we once again restate our vehement opposition to allowing commercial development outside of the Town Center planning area. We have all made substantial investments in our future and the City's vision for a Town Center. Commercial Development outside of the Town Center will greatly diminish the goal of creating a viable commercial center for Centennial Hills now and in the future.

Date: 1/12/2009 8:54:12 AM

Sheila Lambert

From: Kelli L. Compton [KLCompton@interact.ccsd.net]
Sent: Monday, January 12, 2009 8:26 AM
To: Sheila Lambert; kbush@co.clark.nv.us
Subject: Elkhorn and Jones project

Good Morning Ladies:

If you could please forward this information to the Councilman and Commissioner

I would like to be added to the email list for any information regarding the Elkhorn Road and Jones area projects.

My Husband and I both oppose any changes to the current zoning in that area. We have lived at 6065 Elkhorn Rd. for over 12 years. We have seen many changes over the years and recognize that the rural area will never be the way it once was. We have raised our son in that home and it is the only home he has ever known. We have horses and chickens and a large yard and feel that if the corner was rezoned to commercial it would affect all the residence that live in the area negatively. A small part of Las Vegas remains rural with the privileges of having large animals; please do not take this way of life away from those of us who want it.

I will be faxing the three cards we received with the opposition box checked. I also have made copies of your cards along with a letter asking members of the community to contact you and voice their opinions. In large part many of the immediate residence were not notified of the community meeting held at the YMCA and we feel that these residences along with the residences that were at the meeting will continue to overwhelmingly oppose the rezoning of the corner lot to commercial.

Thank you for your time and efforts on behalf of the rural residence of Las Vegas.

Kelli Compton
Shadow Ridge High School
Career and Technical Ed, Chair
FBLA Advisor
799-6699-4048

Sheila Lambert

From: kasheackley@aol.com
Sent: Sunday, January 11, 2009 1:42 PM
To: Sheila Lambert
Subject: Internet Submission - Elkhorn/Jones

Citizen Name: Kas Heackley

Email: kasheackley@aol.com

IP Address: 70.170.7.69

Comments: It was promised to all residents in this corridor that Decatur would be the only commercial land available for commercial use.

If they permit this, what is there to STOP future encroachment of the custom homes in the area and the horse traffic. We have too much traffic now and it can be heard from Jones due West for 3 to 4 blocks. This already has changed the lifestyle we planned for ourselves and our families.

Thank you for listening and I hope you are able to do this. No more payoffs to our county commissioners or public employees..

Regards,
Kas Heackley

Date: 1/11/2009 1:42:23 PM

Sheila Lambert

From: Jan John [jvjbunny@yahoo.com]
Sent: Saturday, January 10, 2009 8:51 AM
To: Sheila Lambert
Subject: Re: Internet Submission - GPA-32557 and related items

5431 Springer Spaniel Ave
Las Vegas Nv 89131

From: Sheila Lambert <slambert@LasVegasNevada.GOV>
To: jvjbunny@yahoo.com
Sent: Friday, January 9, 2009 2:22:11 PM
Subject: RE: Internet Submission - GPA-32557 and related items

Could we get your address and we will submit your opposition for the record.

:)

Sheila

-----Original Message-----

From: jvjbunny@yahoo.com [mailto:jvjbunny@yahoo.com]
Sent: Friday, January 09, 2009 9:13 AM
To: Sheila Lambert
Subject: Internet Submission - GPA-32557 and related items

Citizen Name: Jan John

Email: jvjbunny@yahoo.com

IP Address: 68.227.15.111

Comments: Sheila, My husband and I attended the neighborhood meetings held on 1/6 regarding the above issue. We are standing strong against commercial in the area in keeping with the Centennial Hills plan. I felt Mr. Vecker didn't do his homework or he'd have known that Mr. Ross would not approve it; or he thought the neighbors would just 'roll-over' and say nothing. Commercial is not needed and there is nothing wrong with open space. I would be open to hearing other possible non-commercial uses for this space as a traditional residential use is really not feasible for this corner. I will not be able to attend the 1/22 PC meeting so I wanted my comments in writing. Thank you to Mr. Ross and staff for all the hard work in representing the area. Jan

Date: 1/9/2009 9:12:53 AM

Sheila Lambert

From: Nate Smith [natesmith@temcor.com]
Sent: Friday, January 09, 2009 1:13 PM
To: Sheila Lambert
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

Hi Sheila,
My address is:
Nate & Zenith Smith
6009 Jubilee Gardens ave.
Las Vegas NV 89131
Please let me know if you need any additional info.

Nate

-----Original Message-----

From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 10:13 PM
To: Nate Smith
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

Hello Mr. Smith -- Thank you for providing your input. Councilman Ross has committed to keep this area rural and keep the commercial in town center like it was designed, unless the neighbors wanted it. Could you provide your address for the record please.

Take Care

Sheila

-----Original Message-----

From: natesmith@temcor.com [mailto:natesmith@temcor.com]
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,

I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's where we wanted to be.

It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

Sheila Lambert

From: islandgrl3#cox.net
Sent: Friday, January 09, 2009 10:56 AM
To: Sheila Lambert
Subject: Internet Submission - rezoning at Elkhorn and Jones

Citizen Name: Diane Ferriolo

Email: islandgrl3#cox.net

IP Address: 198.200.132.70

Comments: Ms. Lambert, I am a resident at 5212 Pacific Opal Avenue and I am against the rezoning from residential to commercial. When I bought a home in this area, I was told that this would be residential. It is unfortunate how the city rezones things. It is not fair to the residents when rezoning occurs.

thank you

Date: 1/9/2009 10:55:57 AM

Sheila Lambert

From: Jeff@appliedutilities.com
Sent: Friday, January 09, 2009 8:56 AM
To: Sheila Lambert
Subject: Jones/Elkhorn Re-Zoning

Good Morning Sheila,

My neighbors the Leslie's told me about the pending re-zoning of this corner yesterday. My guess is we are beyond the notification distance so we were not legally required to be noticed. Anyway I responded to them last night and decided this morning to send comments to you. Rather than send something new I simply copied and pasted my comments below, in the raw and not edited:

"No, I did not know about this. Probably want it to be a Mini Mart and gas station. Personally opposed to this being commercial. This all goes against what we were all promised regarding the R/E zoning of the area over 15 years ago and it has always been the R/E zoned home owners who are supposed to compromise on this issue. The cemetery and the LDS church were compromises based on they were not retail and have low traffic volume.

I have no doubt the land owner and/or buyer will use these as the "precedence" that there already is commercially zoned property along Jones north of the beltway. This is creeping incrementalism. Once they get this as commercial then the owners of the property on the s/e corner will probably want to sell for a retail/office property and use the s/w corner as their justification and then someone else will want the corner of Grand Teton and Jones to be commercial and use the intersection of Elkhorn and Jones as their justification and so it just goes on and on and on."

Where a big part of rub on all of this is, is now we have an SID going forward that could have been built 5 to 10 years ago at a much lower cost but now is being done at a time when the economy is the worst it has been since 1979 and maybe since the depression and I think it would be accurate to say that none of us on the west side of the street even wanted the curb, gutters and street lights due to the R/E zoning and because many of us have horses. But since it will be completely improved now and will look very "urbanized" I am sure part of the applicant argument will be "if not commercial then what, because no one will want to build a house on it now".

I never objected to the road improvements within the 100' ROW because I knew we were in an SID but when you get down to it a lot of money could have been saved by placing the lights down the middle of the road and only having a sidewalk on one side of the street. All water under the bridge at this point, however on a side note I would suggest that when the State of Nevada receives the huge federal dollars for infrastructure projects under the new administration funds should be allocated to pay for the Jones Improvements and eliminate the SID payments from the land owners. I could go into all the reasons for this but I don't think that is necessary.

As always thank you and Councilman Ross for listening to our concerns.

Sincerely,

Jeffery A Neal
7651 N Jones
401-6386 (Cell)

1/21/2009

Sheila Lambert

From: natesmith@temcor.com
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's where we wanted to be. It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

Sheila Lambert

From: Mickie Ruth [mruth@csconsultingservice.com]
Sent: Thursday, January 08, 2009 3:37 PM
To: Sheila Lambert
Subject: RE: S/W corner Jones & Elkhorn

My address is 7305 Buttons Ridge.



Mickie Ruth

P.O. Box 750266, Las Vegas, NV 89136

702-655-7052 ex 1107 FAX 702-655-7051

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From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 1:18 PM
To: Mickie Ruth
Subject: RE: S/W corner Jones & Elkhorn

May we have your address for the record please.

We appreciate your comments and the time you took to send them.

Sheila

From: Mickie Ruth [mailto:mruth@csconsultingservice.com]
Sent: Wednesday, January 07, 2009 11:25 AM
To: Sheila Lambert
Subject: S/W corner Jones & Elkhorn

Sheila,

Last night I attended the meeting at the YMCA for the development of the S/W corner of Jones & Elkhorn. I am completely opposed to any commercial on this property.

Sheila Lambert

From: rmsoriano@cox.net
Sent: Monday, January 19, 2009 8:04 PM
To: Sheila Lambert
Subject: Internet Submission - Rezoning Request-Elkhorn & Jones

Citizen Name: Rose Soriano

Email: rmsoriano@cox.net

IP Address: 24.253.105.196

Comments: Please provide more information on this request. What does the commercial use permit include? Would there be any restrictions? What is the size of the property? Can the roadway infrastructure currently in place accommodate a commercial use zoning. Please provide more information. There is a master plan in place, I think we should stick to it! Without any additional information to consider, I believe we should keep it residential, as there are NO OTHER commercial improvements nearby until you get south of the 215 - and even then it's only a church and the Post Office. Please advise. thank you.

Date: 1/19/2009 8:03:58 PM

Sheila Lambert

From: Todd Youren [toddlv@embarqmail.com]
Sent: Wednesday, January 07, 2009 1:15 PM
To: Sheila Lambert
Subject: Feedback on SW corner of Elkhorn & Jones

I am in support of the convenience store at this location. The community doesn't have a quick stop for milk, eggs, or gas. Closest options are major grocery stores at Decatur/215-Walmart, Ann/I-95-Albertsons, or N. Durango/I-95- Vons.

I think it's a good idea.

Todd Youren

Sheila Lambert

From: sfclores@sprynet.com
Sent: Friday, January 09, 2009 8:14 AM
To: Sheila Lambert
Subject: Internet Submission - zoning request: elkhorn & jones AND proj @ jones & farm

Citizen Name: Helen Newton

Email: sfclores@sprynet.com

IP Address: 71.52.36.72

Comments: 1, Please provied more information regarding the zoning request for this location which was mentioned in the latest newsletter.
2. Do you have any idea where I could get detailed information on exactly what the changes to the intersection of Farm and Jones are going to be? All I can get is statement that improvements will result on Farm between Cowboy and Maverick and on Jones between Elkhorn and Grand Teton. Specifically what is being done?
Thanks

Date: 1/9/2009 8:13:58 AM

Sheila Lambert

From: lvkathyk@gmail.com
Sent: Friday, January 09, 2009 7:57 AM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Kathy Kingston

Email: lvkathyk@gmail.com

IP Address: 198.200.132.69

Comments: Hi Sheila! How can I comment on this project? The email says that you have more details for residents who want to comment. Thank you and have a great day!!

ELKHORN/JONES ZONING REQUEST

The neighborhood meeting for the zoning request to change the land at the southwest corner of Jones and Elkhorn was held this week. The applicant is asking to change the RE zoning (residential property) to commercial. You can contact Sheila Lambert using the e-mail link above right for more details.

Date: 1/9/2009 7:56:40 AM

Sheila Lambert

From: countdeiro@earthlink.net
Sent: Thursday, January 08, 2009 10:27 PM
To: Sheila Lambert
Subject: Internet Submission - SW Corner Jones & Elkhorn Zoning Change Request

Citizen Name: G. Robert Deiro

Email: countdeiro@earthlink.net

IP Address: 68.108.155.46

Comments: Would you please e-mail the applicant's name/names and the details of the request, or a link at which I would find this information?
Thanking you in advance.

Date: 1/8/2009 10:27:02 PM

Sheila Lambert

From: wbc12@cox.net
Sent: Thursday, January 08, 2009 5:28 PM
To: Sheila Lambert
Subject: Internet Submission - S/W corner Elkhorn & Jones

Citizen Name: Patricia Conrad

Email: wbc12@cox.net

IP Address: 68.227.18.212

Comments: Sheila, We have not received any notification regarding the request from RE to commercial on the southwest corner of Elkhorn and Jones. Could you please inform us as to what the owner has in mind so that we may respond accordingly? Thank you for your time, Brent and Patricia Conrad

Date: 1/8/2009 5:27:52 PM