

Carman Burney

From: Larry Harala
Sent: Thursday, January 08, 2009 11:46 AM
To: Carman Burney
Subject: FW: Revision: Clark County comments on land use proposal at Elkhorn and Jones

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 Ginoulas; 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

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

RECEIVED
JAN 12 2009

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-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

Case: GPA-32557

KAUDES11 89131



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

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VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

Case: VAR-32570

KAUDES11 89131



42P

City of Las Vegas
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ZON-32556

Planning Commission Meeting of 1/22/2009

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
RITNEY BOWEN
02 1M \$ 00.39⁴
0004239954 JAN 09 2009
MAILED FROM ZIP CODE 89101

Case: GPA-32557
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CHURCH ROMAN CATHOLIC LAS VEGAS
336 CATHEDRAL WY
LAS VEGAS NV 89109-0716

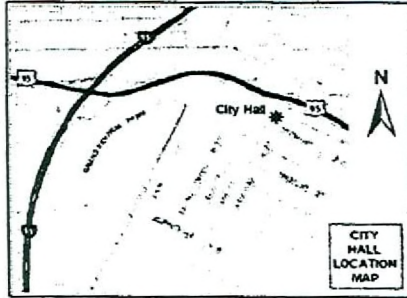
7027352996



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731 S. Fourth Street
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GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Case: GPA-32557

12514810034
CARLSON FAMILY LIVING TRUST
7218 CUTTONS RIDGE DR
LAS VEGAS NV 89131-2320

KAWDS11 89101



P. 1

TO: 93857268

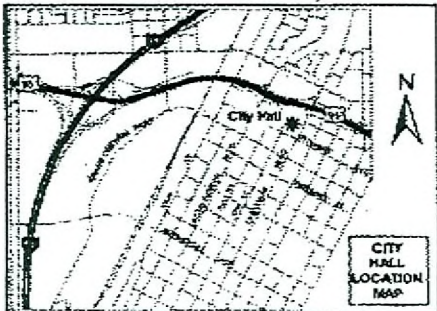
7027653920

JAN-12-2009 09:18 FROM:

42P

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

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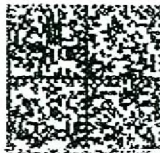
I OPPOSE
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Please use available blank space on card for your comments.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

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UNITED STATES POSTAGE
02 1M \$ 00.39⁴
0004230054 JAN 09 2009
MAILED FROM ZIP CODE 89101

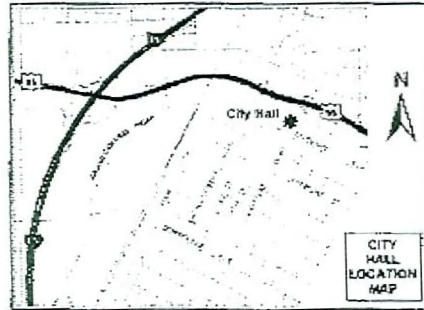
Case: GPA-32557
12523502003
BRADLEY DANIEL M II & JILLANE D
6125 ELKHORN RD
LAS VEGAS NV 89131-3042

KA0511 29131

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City of Las Vegas
Planning & Development Department
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GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

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UNITED STATES POSTAGE
02 IM \$ 00.394
0004239954 JAN 09 2009
MAILED FROM ZIP CODE 89101

Case: GPA-32557
12523502006
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

K 3 2 5 5 7 & Z O N 3 2 5 5 6

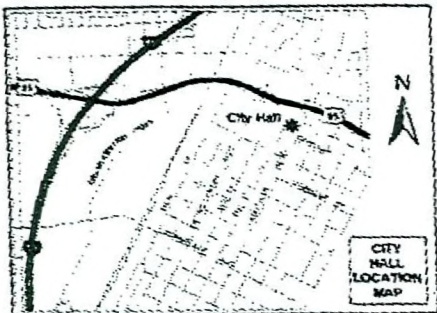
1 2 5 2 3 5 0 2 0 0 6

42P

Jan 11 2009 09:06AM

Las Vegas
Planning & Development Department
Development Services Center
350 South Fourth Street
Las Vegas, Nevada 89101-2986

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GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

KAUDES11 88104



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02 1M
0004239854
\$ 00.39⁴
JAN 09 2009
MAILED FROM ZIP CODE 89101

12523502008
LOGAN-SMITH SHAWNDA
%V HECKER
9900 DEER CT
LAS VEGAS NV 89134-6730

Case: GPA-32557

HECKER DEVELOPMENT
FAX NO. : 17022429411

42A