

**Carman Burney**

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**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

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**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 Ginoulis; 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

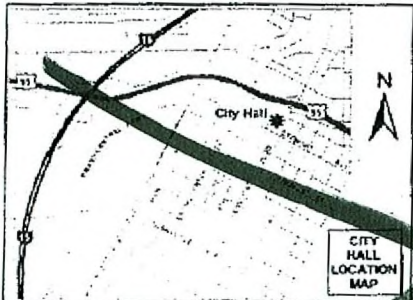
cc: Councilman Ross

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

12523502001  
DASCHER DON  
8185 ELKHORN RD  
LAS VEGAS NV 89131-3042

Case: GPA-32557

Please use available blank space on card for your comments.

**GPA-32557 & ZON-32556**

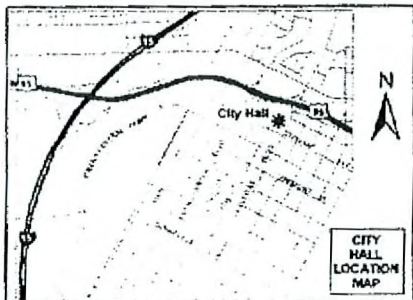
Planning Commission Meeting of 1/22/2009

KAUDES11 29131



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

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

Case: VAR-32570

Please use available blank space on card for your comments.

**VAR-32570 & VAR-32575**

Planning Commission Meeting of 1/22/2009

KAUDES11 29131

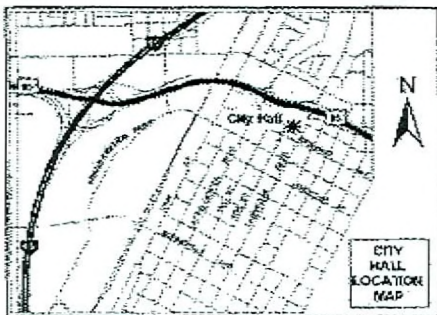


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Planning & Development Department  
Development Services Center  
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I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-32570 & VAR-32575**

Planning Commission Meeting of 1/22/2009

PRESORTED  
FIRST CLASS



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02 1st \$ 00.39<sup>4</sup>  
0004239954 JAN 09 2009  
MAILED FROM ZIP CODE 89101

Case: VAR-32570  
12523502003  
BRADLEY DANIEL M II & JILLANE D  
6125 ELKHORN RD  
LAS VEGAS NV 89131-3042

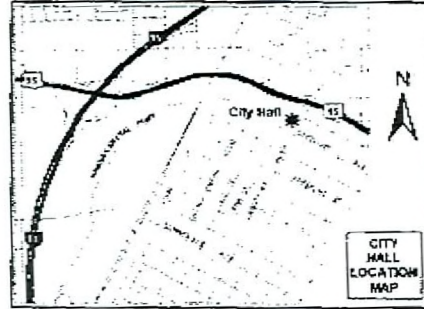
KAUDES 1 20101



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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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**VAR-32570 & VAR-32575**

Planning Commission Meeting of 1/22/2009

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PITNEY BOWES  
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0094239954 JAN 09 2009  
MAILED FROM ZIP CODE 89101

12523502006  
COMPTON ARNOLD L & KELLI  
6065 ELKHORN RD  
LAS VEGAS NV 89131-3019

Case: VAR-32570

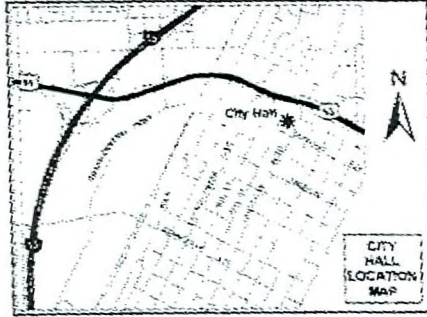
KAUOS11 29131



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Jan. 11 2009 09:06AM  
City of Las Vegas  
Planning & Development Department  
Development Services Center  
S. Fourth Street  
Las Vegas, Nevada 89101-2986

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I OPPOSE  
this Request

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**VAR-32570 & VAR-32575**

Planning Commission Meeting of 1/22/2009

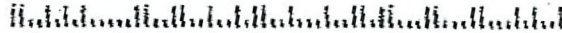
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0004239954 JAN 09 2009  
MAILED FROM ZIP CODE 89101

12523502008 Case: VAR-32570  
LOGAN-SMITH SHAWNDA  
%V HECKER  
9900 DEER CT  
LAS VEGAS NV 89134-6730

KAUDES11 #9104



FAX NO. : 170222429411

SPARKS AND HECKER DEVELOPMENT

43A