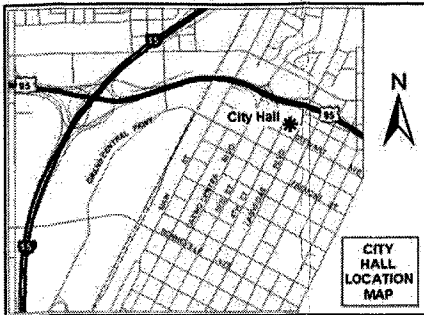


City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

**Return Service Requested
Official Notice of Public Hearing**



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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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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-32550 & ZON-32551

City Council Meeting of 5/6/2009

KUNZ CHARLES A & TERESA A
7573 LORINDA AVE
LAS VEGAS NV 89128-0213

APN#13822110041

6440711 25122



Submitted after final agenda

Date 5/6/09 Item 103 + 104

David E. James email: jamesdrs@gmail.com
7532 Holloran Court Las Vegas, NV 89128-0206

Mobile Telephone: 702-595-1209 • Home telephone: 702-256-6490 • Office phone: 702-895-5804

Las Vegas City Council
400 Stewart Avenue
Las Vegas, Nevada 89101

2009 MAY -4 A 10: 37

May 3, 2009

Re: City Council Meeting 5/6/2009 GPA-32550 and ZON-32551 – statement of Opposition

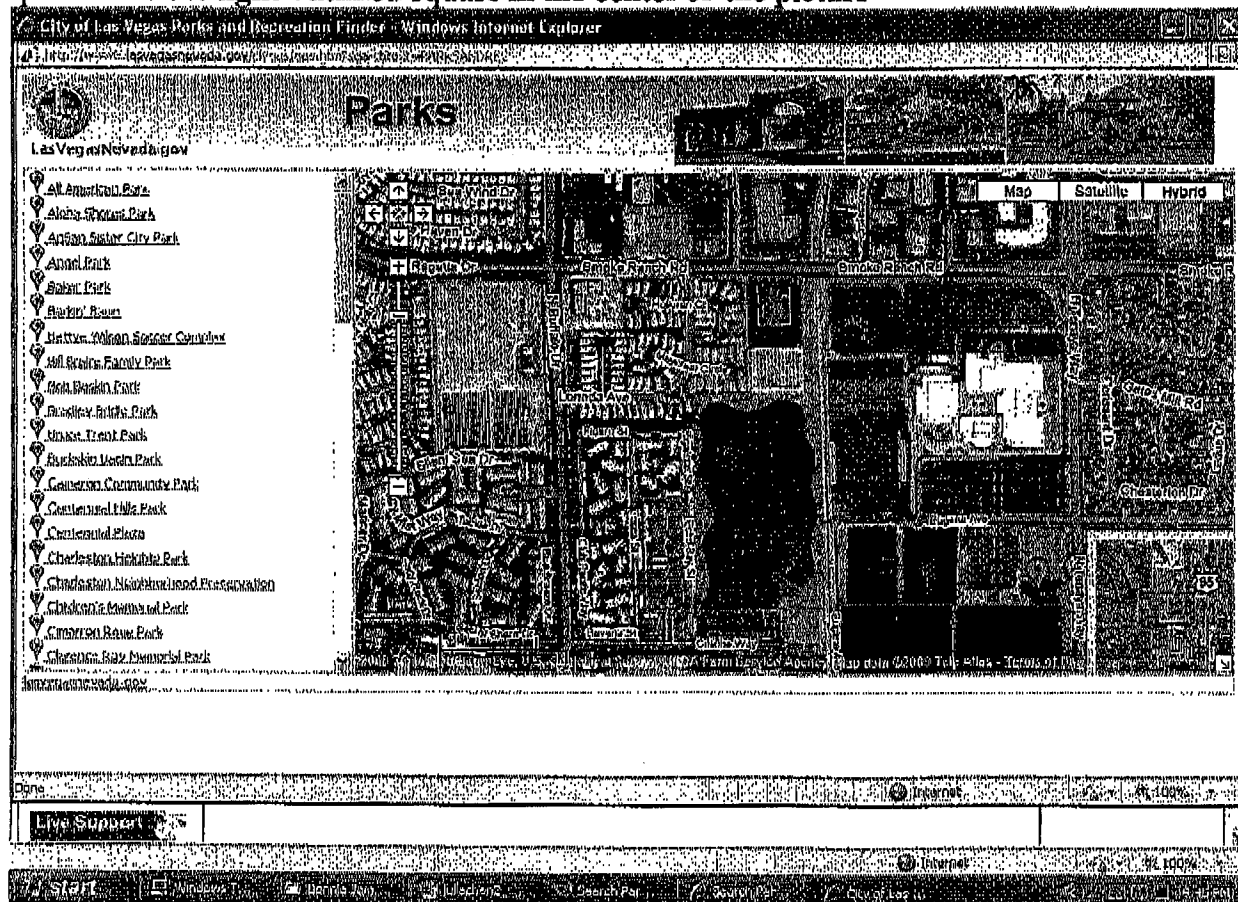
Dear Members of the City Council,

Thank you for the opportunity to address the council on Applicant/Owner's, Smoke Ranch Development LLC's requests:

- a) GPA-322550 to Amend a portion of the Southwest Sector Plan from O (Office) to SC: Service Commercial
 - b) ZON-32551 to Rezone from U {Office} to N-S
- both on 2.63 acres adjacent to the South Side of Smoke Rand Road, approximately 1,300 feet east of Buffalo Drive, Ward 4, Steinman

We are residents of the Expressions Development just to the west of this parcel, and oppose this request. The parcel in question is shown in aerial Photos 1 and 2 below:

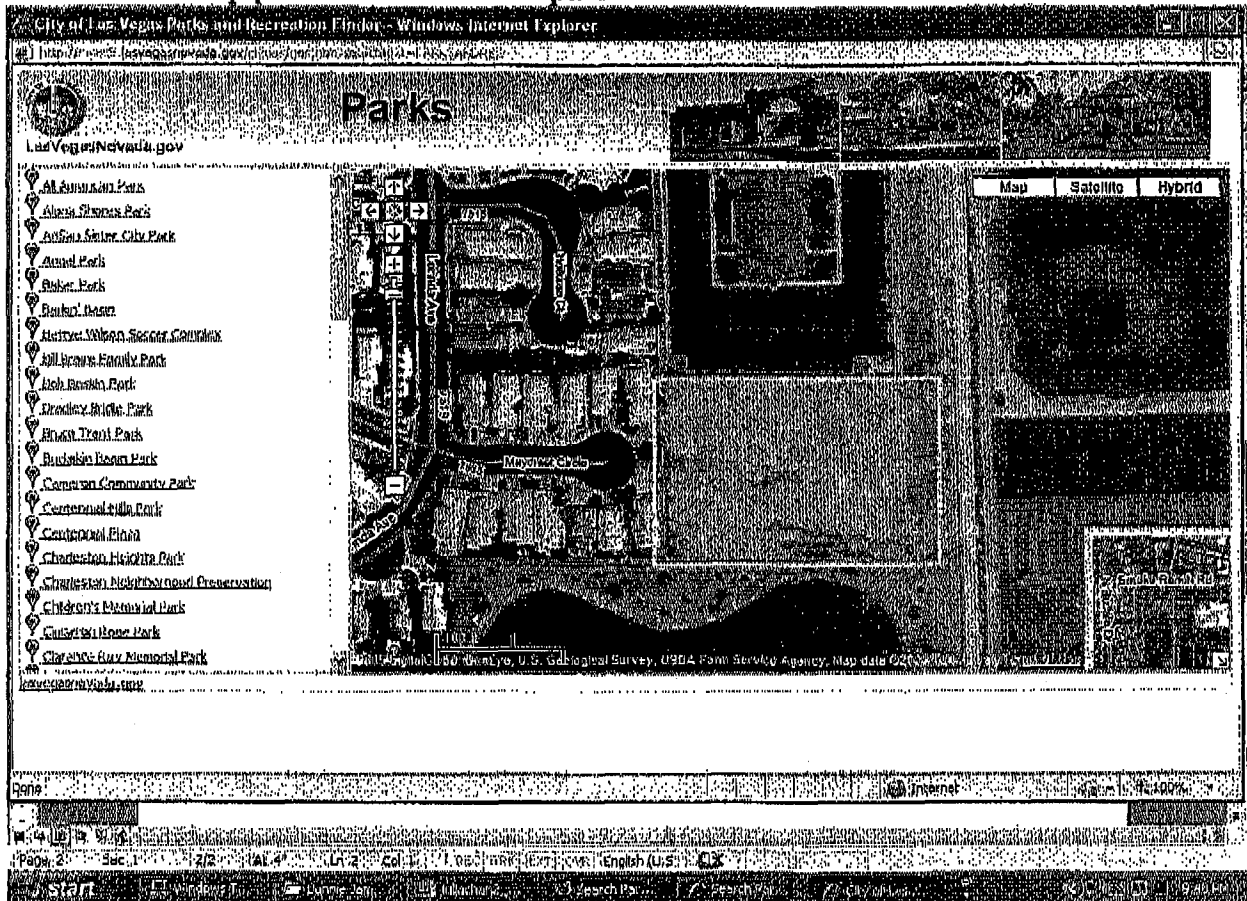
Photo 1: Distant Photo, showing surrounding properties and street names. Parcel in question is the light-outlined square in the center of the picture



Submitted after final agenda

Date 5/4/09 Item 103-104

Photo 2: Close up photo of the outlined parcel



The following land uses border parcel in question:

- a) To the south, a portion of the Bettye Wilson Soccer complex
- b) To the west, a portion of the Expressions development with residential addresses on Maycrest Circle
- c) To the north, Church of Jesus Christ Latter Day Saints at 7401 W. Smoke Ranch Road
- d) To the east, drainage canal and portions of the playing fields for Cimarron Memorial High School

1) We believe that the GPA-32550 request to rezone from O to SC is NOT compatible with surrounding land uses in this neighborhood because there is no "buffer" between this proposed use and adjacent properties to the West, North, East and South. The lack of buffer is generated by Applicant/Owner's request SDR-32555 for a ZERO-foot landscape buffer along all 4 boundaries of the parcel.

2) We believe that the proposed SC zoning is not compatible with the Master Plan for this area. Surrounding properties are zoned Residential or Office and we believe that these are compatible uses.

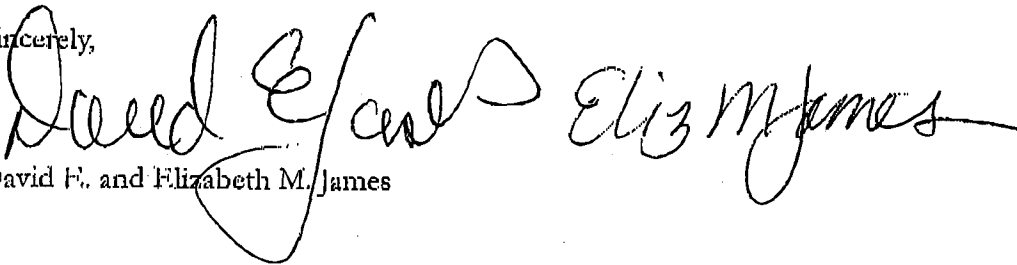
We do not oppose development on this parcel, but we do oppose development that crowds the boundaries of the parcel and introduces a land usage that is not compatible with surrounding properties. Facilities compatible with SC zoning are available 1,000 feet to the south along the 7,000 block of West Lake Mead Boulevard.

May 3, 2009

We recommend that the Applicant/Owner to return to the Council with an application that is consistent with current zoning. We would support development of a landscaped one-story Office complex that complies with current set back requirements.

Thank you for the opportunity to be heard on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "David F. and Elizabeth M. James". The signature is written in a cursive, flowing style. The "David" part is on the left, followed by a large, stylized "F" that loops around, and then "Elizabeth M. James" on the right.

David F. and Elizabeth M. James