NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

PRESORTED
FIRST CLASS

UNITED STATES POSTAL SERVICE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 APR 09 2010
MAILED FROM ZIP CODE 89101

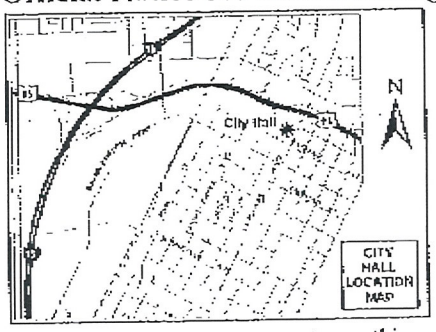
Case: GPA-37823

13803217025
MONTY JEFFREY A & CAROLYN L
7200 SLEEK AVE
LAS VEGAS NV 89129-5985

ning & Development Department
elopment Services Center
S. Fourth Street
Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

ase use available blank space on card for your comments.

A-37823 & ZON-37824

ning Commission Meeting of 4/22/2010

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APR 13 2010

29-30
P

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

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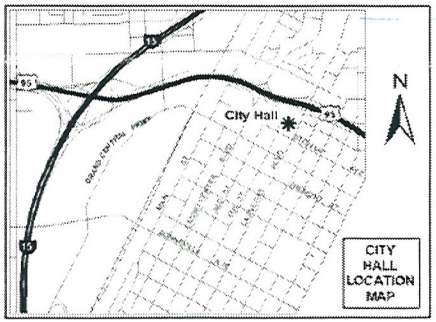

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-37823 & ZON-37824

Planning Commission Meeting of 4/22/2010

This would be a vile outrage, an insult to the neighborhood residents and those with relatives and pets buried in the cemetary. Furthermore, the new shopping center across the street provides more than sufficient facilities for business opportunities.

Case: GPA-37823
13803217027
SILVERMAN ALAN A & S LIV TR
7208 SLEEK AVE
LAS VEGAS NV 89129-5985

If this were to pass, I will vigorously contribute to defeat every political candidate who failed to kill this insult

Alan A Silverman

29-30

Carman Burney

From: Chrystal L. Jacobs
Sent: Thursday, April 15, 2010 11:38 AM
To: Carman Burney
Subject: FW: Internet Submission - GPA 37823

This is the first protest I've seen come through internet submission

-----Original Message-----
From: va2vegas@cox.net [mailto:va2vegas@cox.net]
Sent: Thursday, April 15, 2010 11:34 AM
To: Planning Internet Email
Subject: Internet Submission - GPA 37823

Citizen Name: Julie Chadburn

Email: va2vegas@cox.net

IP Address: 24.234.24.22

Comments: Please deny this application. There are plenty of opportunities for commercial development along Craig, east of Tenaya. By changing this parcel to commercial, it opens up for more development along Craig, west of Tenaya. There is mostly RE zoning in this area, and commercial zoning or more dense zoning is not appropriate in this area. Please leave this parcel as residential, as it is currently zoned. When this parcel was annexed into the City, it was done so without promise of zone change. Please abide by that decision and do not approve this change. Thank you

Date: 4/15/2010 11:34:04 AM

May 25, 2010

Protest

City of Las Vegas Planning Commission
400 Stewart Ave.
Las Vegas, NV

Commissioners:

I would like to go on record that I strongly oppose GPA-37823, the proposed re-zoning of 7204 W. Craig Rd. Las Vegas, NV. As a member of the Lone Mountain Citizens Advisory Council we had a historic meeting where BOTH the Clark County and City of Las Vegas came together to adopt a new master plan for the Northwest area. In addition to creating Desert Rural areas and Beltway alignment, we agreed on new zoning areas. It was agreed that there would be no commercial zoning West of Tenaya Rd.

When I was President of the Northwest Citizens Association we fought many times to keep that area from going commercial and in fact the area East of Tenaya was converted to commercial for that purpose.

When Larry Brown was the Commissioner for that area he made that one of his pledges that there would be no commercial zoning in that area. Please take the time to contact him and find out what was promised to us.

There is more than enough commercial property available just on the other side of Tenaya. There is a half empty commercial complex and a sign advertising 81,000 square feet of commercial land for sale. With all this available land it does not make sense to invade a residential area.

It is true that there is a Pet Cemetery located next to this property. This however has been there since there was sand in Las Vegas and therefore Grandfathered. I don't think any of the neighbors will complain about any noise that their "customers" make.

The sole purpose of this re-zoning is GREED. They hope to buy a residential property and flip it to commercial thus making its value four times what they paided for it. They will never have lived there or occupy the property but the residents and future residents will have to put up with it for the rest of the time they live near there.

Lee Dusbabek
9355 W. Helena Ave.
Las Vegas, NV 89129

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MAY 27 2010

Submitted after final agenda
Date Item 25 P

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

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MAY 19 2010

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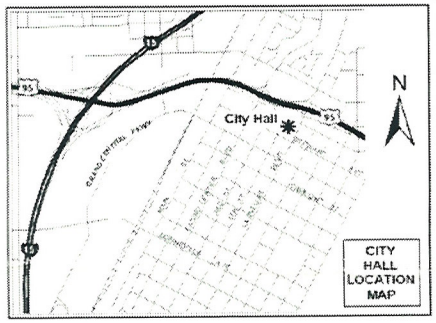

this proposal is an insult to neighborhood residents and those with friends and family buried in the cemetary. There is more than sufficient facilities for new business in the two centers on the east side of Craig. Only an insensitive and probably corrupt politician would be in support.

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

Case: SDR-37940
13803217027
SILVERMAN ALAN A & S LIV TR
7208 SLEEK AVE
LAS VEGAS NV 89129-5985

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

Alan A Silverman

CROSS REF

27

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

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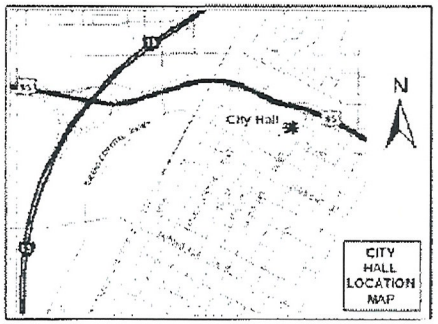

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

Case: SDR 37940

13803217033
HOBBS VIVIAN
7232 SLEEK AVE
LAS VEGAS NV 89129-5985

RECEIVED
MAY 17 2010

27A

April 19, 2010

City of Las Vegas Planning Commission
400 Stewart Ave.
Las Vegas, NV

Commissioners:

I would like to express my concerns over the proposed zoning changes for the parcel located at 7204 W Craig Rd. Las Vegas, NV. It has long been held that Tenaya Rd was the dividing line between commercial, residential, and just because parcel is the last vacant piece in the area is not reason to allow commercial use. While I understand the present owner's dilemma and their desire to proceed with the development they should have made their offer to purchase contingent upon receiving a zoning change so as not to be caught in the position of trying push something through that the neighborhood opposes.

To allow this change will only set dangerous precedent for future changes and where does it stop. I can remember in my short 22 years of residency here in Clark County when everything north of Ann Rd was to remain rural estates and we all know what happened there.

This change will increase traffic, cause a hazard to schoolchildren and further destroy the rural feel of the area. The pet cemetery west of this location will also suffer with a large wall ruining the tranquil nature. The drive through teller being located on the north end will be a disturbance at all hours of the day to the homes that border it and the additional traffic entering and exiting on Tenaya will create more traffic congestion for the area especially with cars crossing Tenaya

The last thing we need is another bank in the area there are already 4+ major banks between 1-2 ½ miles of this location so again the last thing we need is another bank.
In closing to allow a zoning change of this property is just wrong. There is no value to the neighborhood in allowing this change in fact the only ones benefitting are the owners who should have done their due diligence before committing to the purchase and now want the neighborhood pay for their mistake. This change will set a precedent that will only further deteriorate the rural feel that all of us sought when we moved to what was once the outskirts of our city we wanted to get away from all this signifies.
Thank you for taking my thoughts into consideration and hopefully you will not allow this change.

Robert L Jorden
4804 Conough Lane
Las Vegas, NV 8914

CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

May 25, 2010

TO Chair TRUESDELL, Vice Chair ELLSWORTH, GOYNES, EVANS, TROWBRIDGE, QUINN, and FLANGAS.
FROM: CNP
RE: Planning Commission Agenda for 5/27/10 SELECTED ITEMS

#14—SUP-37905 This sounds like ONE HOUR rentals to the majority of our board.

#15—SUP 37922 From our perspective, this seems to be an asset for growth!

#18—1st Street obliterated? Absolutely not!

#27—SDR-37940 **"financial institution"**, wonder why the specific class is not shared, lemonade stand. 'fast cash for desperate causes', or a bank company? Please vote NO if this is the 2nd of our guesses, YES if it is the 1st or 3rd.

#39—SUP-37665 NO must be the answer here. Evidently there previously have been peculiar permits/waivers granted in this area. Of course we know YOU aren't the culprits, but those today are hampered because of former poor/bad vote(s).

#55—365 HAPPY FATHER'S DAYS to each of you qualifying!

President June INGRAM and BOARD

June Ingram
CNP President

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10 MAY 26 AM 8:23
PLANNING AND DEVELOPMENT

Submitted after final agenda
Date Item 27C

City of Las Vegas
Planning & Development Department
Development Services Center
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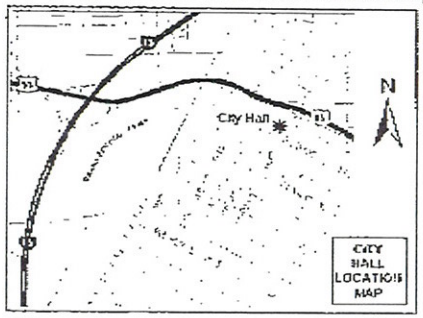

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-37940

Planning Commission Meeting of 5/27/2010

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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAY 14 2010
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ONLY OPPOSITION IS:

I REQUEST A 5' WIDE LANDSCAPE BUFFER ON SOUTH SIDE VS THE PROPOSED 0' BUFFER. I ASSUME EAST SIDE BUFFER IS STILL 15'

Case: SDR-37940

13803218029
BEDSUN DAVID A
4715 N GRAND CANYON
LAS VEGAS NV 89129-2663

Submitted after final agenda
Date
Item 27P

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MAY 24 2010

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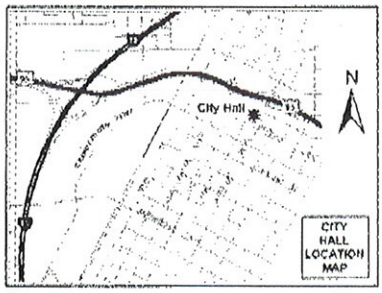

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

Case: SDR-37940
13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946

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MAY 24 2010

Submitted after final agenda
Date Item 27P

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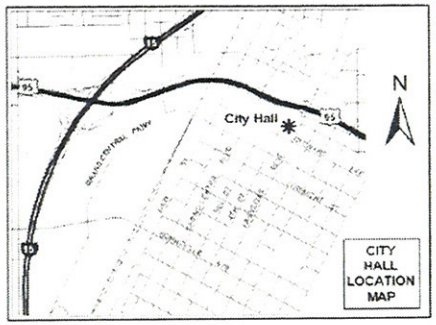

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

We OPPOSE ANY Commercial Development on that Property!

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0004279218 MAY 14 2010
MAILED FROM ZIP CODE 89101

RECEIVED MAY 24 2010

Case: SDR-37940

13803217015
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986

Submitted after final agenda
Date
Item 117

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

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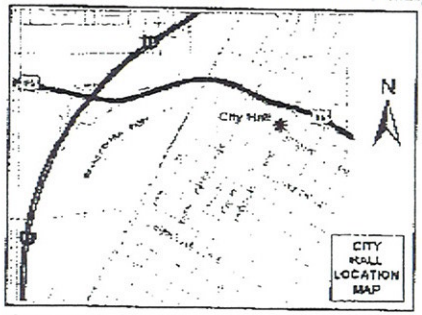

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-37940

Planning Commission Meeting of 5/27/2010

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Case: SDR-37940

13803314011
KING MELISSA J & KEVIN P
7325 DOLPHINE CREST AVE
LAS VEGAS NV 89129-6098

CARSON CITY NV

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MAY 20 2010

Submitted after final agenda
Date
Item 27P

Telephone Protest/ Approval Log

Meeting Date: 05/27/10 **Case Number:** SDR-37940

Date: 05/25/10
Name: Richard & Verla Cripps
Address: 4529 Vogue St
Las Vegas Nv 89129
Phone: 702-655-6201
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
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Date:
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Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date: RECEIVED
Name: MAY 25 2010
Address: Submitted after final agenda
Date Item 27P
Phone:
[ ] **PROTEST** [ ] **APPROVE**

June 23, 2010

ATTENTION: Planning Commission

June 24, 2010 Meeting Agenda Comments - Public Comment

RE: Public Hearing Items: GPA-37823 – General Plan Amendment – Public Hearing &
ZON-37824 – Rezoning Related to GPA-37823 – Public Hearing

I am unable to attend the Planning Commission's meeting scheduled for Thursday, June 24th but would still like to have my comments heard. These particular agenda items have been up for comment, I believe four times already, although delayed to a later date each time.

I have comments for both my sister and I who live in the affected area.

The property that ourselves and our families purchased was selected in the area it is since it was exclusively zoned for Rural-Estates, west of Tenaya. For this reason in particular and after much more research, my sister and I decided to build a home in this area because it was not zoned for commercial use.

It would be one thing if we blindly purchased property in an area without first verifying what it was zoned for and then being surprised at what is built, but we did not. We were diligent in doing our part to find an area zoned for what we wanted to ensure our property values and more importantly to ensure what was built in our area created an environment we were comfortable with.

Bottom line, if the requested variance is given to build a commercial building west of Tenaya (at Craig Rd), then this opens up the ability for more individuals to do the same. You either allow commercial or you don't.

The thought of allowing a variance may seem like a small item but I have property owner neighbors nearby who have said as soon as someone was given a variance to build commercial, their goal was to get a variance to put in a U-Store It type of business. How would you justify not allowing them a variance if one has already been given to another business?

There is plenty of commercial property to the east of Tenaya (around Craig Rd) for one to purchase and build their business, plus there are numerous other locations within that same area.

It also does not sit well that someone, no doubt, purchased residential property at residential pricing knowing full well their intention was to request and receive a variance.

I'm not sure of the validity of the information, but I had heard that the commercial property was to be used for a fast food restaurant. If this is the case, this just adds insult to injury as there are already plenty of fast food restaurants and still plenty of available space to purchase/lease in the

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JUN 24 2010

Submitted after final agenda

Date 6/24/10 Item 17-18

nearby area. Granted commercial prices would have to be paid, but that is part of doing business.

I appreciate your time in considering our concerns, as again, we did our due diligence prior to purchasing property and building in this area. We did not "...build next to an airport and then complain about the noise..".

If you have any questions, either one of us is available by phone.

Regards,

Kristi Repp
4464 N Dapple Gray
702-557-9352

Rhonda Decker
4464 N Dapple Gray
702-245-0744

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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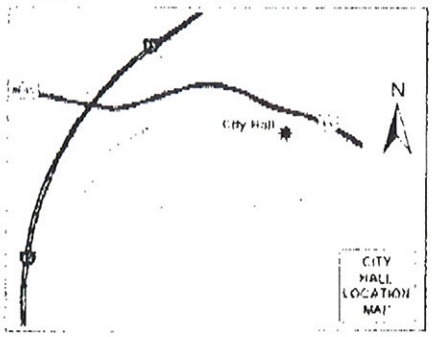

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

Case SDR-37940

13803215033
BERGER 2003 TRUST
4404 OLIVE TREE CIR
LAS VEGAS NV 89129-5949

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