


**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**

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

333 North Rancho Drive, 3rd Floor

Las Vegas, Nevada 89106

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: ZON-41006 – APPLICANT/OWNER: CHARLESTON RANCHO, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **APRIL 12, 2011** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **APRIL 11, 2011**.



Signature

4/6/11

Date

ROBERT S GEBEKE

Please Print Name

GEBEKE CONSULTANTS

Company Name

Sincerely,

Steve Gebeke, AICP
 Planning Supervisor
 Case Planning Division

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APR - 6 2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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.

ZON-41006

Planning Commission Meeting of 4/12/2011

PRESORTED
FIRST CLASS



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13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

Case: ZON-41006

25 APR 11 09:10



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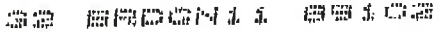
SHOULD EXPLAIN
WHAT THIS IS
ABOUT!

CO-CI-?

16205513036

Case: ZON-41006

MALINOWSKI ROBERT C
1207 WESTLUND DR
LAS VEGAS NV 89102-2142

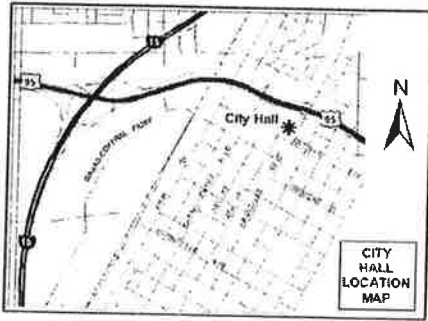


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ZON-41006

Planning Commission Meeting of 4/12/2011

OVER

32 BRDFN11 89102



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Case: ZON-41006
 16205511021
 BAUGHN CORNELIUS A & PATRICIA A
 2406 SHERMAN PL
 LAS VEGAS NV 89102-2150

Application Information

ZON-41006 - REZONING - PUBLIC HEARING -
APPLICANT/OWNER: CHARLESTON RANCHO, LLC -
 Request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL)
 TO: C-1 (LIMITED COMMERCIAL) on 0.72 acre at 2324 West
 Charleston Boulevard (APN 139-32-802-032), Ward 1 (Tarkanian).

NOT ENOUGH INFORMATION -

*WHAT IS THE DIFFERENCE
 BETWEEN A C-D AND A C-1 ?
 THIS IS A GOOD EXAMPLE
 OF THE WASTE WASTE OF
 TAXPAYER MONEY - LOIS LOST
 OUR VOTES,*

C. C - TARKANIAN

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: April 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final action on General Plan Amendments and Rezonings will be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing



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I SUPPORT
this Request

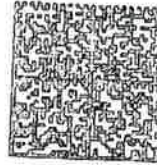
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ZON-41006

Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

32 BRDFN11 89102





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 CITY OF LAS VEGAS

 PLANNING & DEVELOPMENT

16205511001 REZA, JAMES P & STACI D 1201 STRONG DR LAS VEGAS NV 89102-2100

PLEASE DO NOT URBANIZE CHARLESTON

City of Las Vegas

 Department of Planning

 Development Services Center

 333 North Rancho Drive, 3rd Floor

 Las Vegas, Nevada 89106

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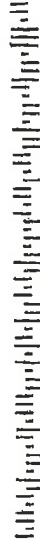
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I SUPPORT this Request

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ZON-41006
Planning Commission Meeting of 4/12/2011



32 BRDFN1 89102

6P

April 11, 2011

Planning Commission
City of Las Vegas

RE: Case Number: ZON-41006 on the 4/12/2011 Agenda

Dear Commissioners,

I am the President of the McNeil Estates Neighborhood Association. The McNeil Neighborhood is located to the south of Charleston Boulevard between Rancho and Cashman Drive.

I am opposed to the rezoning of the subject property, 2324 West Charleston Boulevard, from C-D (Designed Commercial) to C-1 (Limited Commercial). Further, I request that it be removed from the one-motion, one-one vote agenda, so that it may receive individual consideration.

It is vital to the livability of our neighborhood, that commercial activities in properties on the margins of our area are firmly consistent with the quiet, residential character of the area. C-1 zoning will allow a more intensive use of this property that has the potential to harm our amenities. Given that there is no specific proposal for the use or development of this site, it seems unnecessary to give blanket approval for a zoning change.

I disagree with the Planning Department's staff recommendation for three reasons. First, the report inaccurately states that the property to the west of the subject property is zoned C-1. In fact, the C-1 property is to the northwest and does not front Charleston. The property fronting Charleston that is immediately to the west of the subject property is zoned C-D, as are all other properties along Charleston except for the lot situated exactly on the northwest corner of Rancho and Charleston. Therefore, there is no equitable reason to change the zoning for this property. In fact, doing so would only create equitable arguments for other properties along Charleston to seek the same status, which would certainly affect the character of our area.

Second, the staff report itself states that the C-1 "should be confined to the intersections of primary and secondary thoroughfares along major retail corridors." This property is not at any intersection, but is removed 330 feet from that intersection. This will only increase pressure to allow more intensive uses along Charleston that will erode the effectiveness of the C-D designation.

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Third, the staff report suggests that this zoning change would be consistent with the Charleston/Rancho Land Use Study and Strategic Plan. The planning report speciously states that a rezoning is appropriate because that study designates the area as Service Commercial. However, that justification would eviscerate the protective designation of C-D altogether, in favor of a less restrictive C-1 designation that could harm adjacent neighborhood areas.

I ask that you deny this request, at least until such time as it can be presented with a particular proposed use of the property so that the specific impacts can be adequately considered.

Sincerely,



Bret Birdsong

President, McNeil Estates Neighborhood Ass'n
702-731-9136

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April 13, 2011

To Whom It May Concern:

Please consider this correspondence a written form of strong opposition to the zoning change proposal, number ZON41006, located adjacent to our residential property.

Thank you.

Christine Rothermel Zopf

David Zopf

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