



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Glenn E. Trowbridge, Chair
Richard Truesdell, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Gus W. Flangas

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

August 27, 2009
6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 23, 2009 AND THE PLANNING COMMISSION WORKSHOP MEETING OF JULY 30, 2009
5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

6. **RQR-34974 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: Z J & R PROPERTIES** - Required Review of an approved Special Use Permit (U-0043-94) WHICH ALLOWED A 55-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 3920 West Charleston Boulevard (APN 139-31-801-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
7. **RQR-34975 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: GES FAMILY, LP** - Required Review of an approved Special Use Permit (U-0065-92) WHICH ALLOWED A 55-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN on the west side of the Oran K. Gragson Highway (US-95), south of Vegas Drive (APN 138-27-501-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (Tarkanian)
8. **SUP-35176 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOKA N. MISHRA - OWNER: ANDREW S. FONFA** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 3641 West Sahara Avenue (APN 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

PUBLIC HEARING ITEMS

9. **ABEYANCE - GPA-34792 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GEORGE T. LOPEZ** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: MXU (MIXED USE) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 0.97 acres at 2222 West Bonanza Road (APN 139-29-704-026), Ward 5 (Barlow)
10. **ABEYANCE - ZON-34793 - REZONING RELATED TO GPA-34792 - PUBLIC HEARING - APPLICANT/OWNER: GEORGE T. LOPEZ** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.97 acres at 2222 West Bonanza Road (APN 139-29-704-026), Ward 5 (Barlow)
11. **ABEYANCE - SDR-34794 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-34792 AND ZON-34793 - APPLICANT/OWNER: GEORGE T. LOPEZ** - Request for a Site Development Plan Review TO ESTABLISH A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITHIN AN EXISTING 4,279 SQUARE-FOOT OFFICE AND WAREHOUSE DEVELOPMENT WITH PERIMETER RAZOR WIRE on 0.97 acres at 2222 West Bonanza Road (APN 139-29-704-026), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Barlow)
12. **ABEYANCE - ZON-34775 - REZONING - PUBLIC HEARING - APPLICANT: CLARK COUNTY - OWNER: ELLIS AVENUE PROPERTIES AND JOHN BIELINSKI** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 2.93 acres at 1823 West Charleston Boulevard and 1128 Shadow Lane (APNs 162-04-111-018 and 162-04-112-005), Ward 1 (Tarkanian)
13. **ABEYANCE - SUP-34776 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLARK COUNTY - OWNER: ELLIS AVENUE PROPERTIES AND JOHN BIELINSKI** - Request for a Special Use Permit FOR A PROPOSED PARKING LOT, COMMERCIAL AND A WAIVER TO ALLOW 24-HOUR PARKING WHERE PARKING BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M. IS NOT PERMITTED on 2.93 acres at 1823 West Charleston Boulevard and 1128 Shadow Lane (APNs 162-04-111-018 and 162-04-112-005), Ward 1 (Tarkanian)

14. **ABEYANCE - SDR-34777 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY - OWNER: ELLIS AVENUE PROPERTIES AND JOHN BIELINSKI** - Request for a Site Development Plan Review FOR A PROPOSED 272 SPACE PARKING LOT, COMMERCIAL on 2.93 acres at 1823 West Charleston Boulevard and 1128 Shadow Lane (APNs 162-04-111-018 and 162-04-112-005), Ward 1 (Tarkanian)
15. **ABEYANCE - VAR-35038 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GLEN A. BECKNER & CATHERINE BECKNER** - Request for a Variance FOR A PROPOSED METAL ACCESSORY STRUCTURE (CLASS II) WITH A HEIGHT OF 18 FEET WHERE 17 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW A TOTAL AREA OF 2,140 SQUARE FEET WHERE 1,171 SQUARE FEET IS THE MAXIMUM AREA ALLOWED FOR ALL ACCESSORY STRUCTURES IN THE REAR YARD, AND TO ALLOW AN ACCESSORY STRUCTURE TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPLE DWELLING UNIT (STUCCO) on 0.50 acres at 638 Lacy Lane (APN 139-32-301-007), R-E (Residential Estates) Zone, Ward 1 (Tarkanian)
16. **ABEYANCE - SDR-34463 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EVA AND ANDREW FRANK** - Request for a Site Development Plan Review FOR THE ADDITION OF A TWO-STORY, NINE-UNIT APARTMENT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG PORTIONS OF THE NORTH AND EAST PERIMETERS WHERE SIX FEET IS REQUIRED on 0.72 acres at 1774 Willow Trail and 3900 Melody Lane (APNs 139-19-802-001 and 003), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow)
17. **SUP-35154 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BOCA FASHION VILLAGE PIZZERIA - OWNER: BOCA FASHION VILLAGE, LLC** - Request for a Special Use Permit FOR A PROPOSED 3,658 SQUARE-FOOT SUPPER CLUB WITHIN A FORMER RESTAURANT at 750 Rampart Boulevard, Suite #7 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson)
18. **SUP-35196 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR WIRELESS, LLC - OWNER: PUBLIC STORAGE FUND IV** - Request for a Special Use Permit FOR A PROPOSED 60-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (FLAG POLE) at the northeast corner of East Charleston Boulevard and Shiloah Drive (APN 140-31-403-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
19. **SUP-35521 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NORA'S WINE BAR AND OSTERIA, LLC - OWNER: RAMPART COMMONS, LTD., LLC** - Request for a Major Amendment to an approved Special Use Permit (SUP-5947) FOR A 1,100 SQUARE-FOOT ADDITION TO AN EXISTING LIQUOR ESTABLISHMENT (ON AND OFF-PREMISE SALE OF BEER AND WINE) at 1031 South Rampart Boulevard (APN 138-32-411-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
20. **SDR-35160 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on a portion of 8.20 acres at the northwest corner of Tropical Parkway and Durango Drive (APN 125-29-601-021), C-V (Civic) Zone and T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Ross)

DIRECTOR'S BUSINESS:

21. **TABLED - RENOTIFICATION - TXT-34044 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend The City of Las Vegas Zoning Ordinance "Title 19" to implement recommendations of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan related to Site Development Plan Review submittal requirements, All Wards
22. **TXT-34880 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Parkway Center District of the Downtown Centennial Plan to allow certain alcohol-related uses, Ward 5 (Barlow)
23. **DIR-35545 - DIRECTOR'S BUSINESS - PUBLIC HEARING** - Discussion regarding the July 30, 2009 Planning Commission workshop

CITIZENS PARTICIPATION:

24. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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

Return Service Requested
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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 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.

SDR-34777

Planning Commission Meeting of 7/23/2009

16204104005
FERGUSON HUGH J & KYM
1210 JAYLAR CIR
LAS VEGAS NV 89102-2409

Case: SDR-34777

EAUDF11 59102



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ZON-34775 & SUP-34776

Planning Commission Meeting of 7/23/2009

16204104005
FERGUSON HUGH J & KYM
1210 JAYLAR CIR
LAS VEGAS NV 89102-2409

Case: ZON-34775

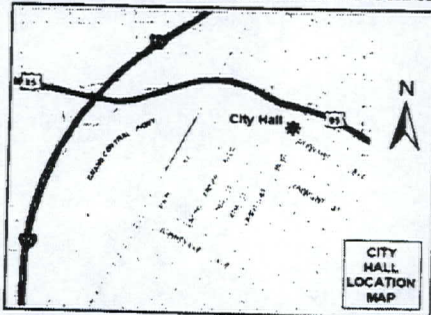
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SDR-34777

Planning Commission Meeting of 7/23/2009

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MINNY BOWLES

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ROBINSON MARILYN JUNE
1407 WESTWOOD DR
LAS VEGAS NV 89102-2442

Case: SDR-34777

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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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Planning Commission Meeting of 7/23/2009

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FITNEY BOWLES

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LAS VEGAS NV 89102-2441

Case: SDR-34777

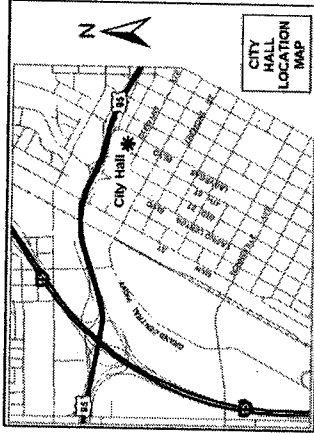
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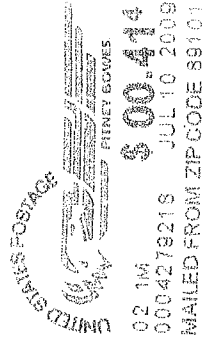
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SDR-34777

Planning Commission Meeting of 7/23/2009

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BROWN JAY & SHARYN M
9103 ALTA DR #502
LAS VEGAS NV 89145-8501
Case: SDR-34777



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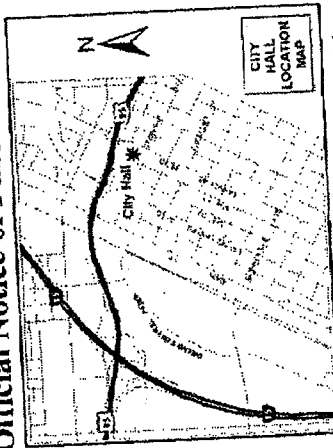


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Submitted after final agenda	
Date	Item
7/23/09 PC	19

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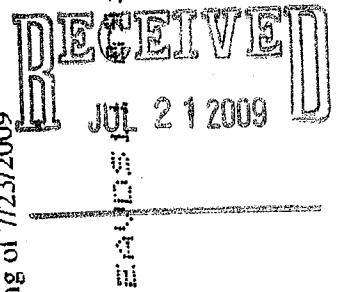
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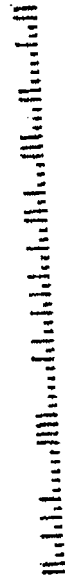
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this Request

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SDR-34777
Planning Commission Meeting of 7/23/2009



Case: SDR-34777
16204103007
SIMON FAMILY TRUST
1800 WALDMAN AVE
LAS VEGAS NV 89102-2437

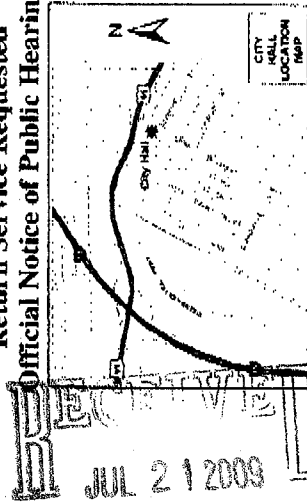


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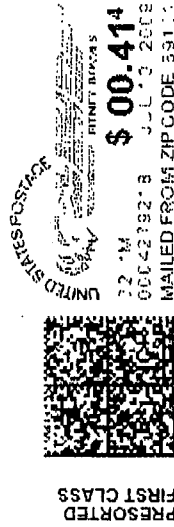
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☒ I OPPOSE this Request

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SDR-34777

Planning Commission Meeting of 7/23/2009



Case: SDR-34777

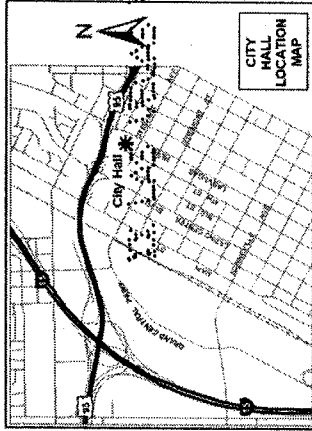
16204103008
FOX FAMILY TRUST
1250 SHADOW LN
LAS VEGAS NV 89102-2414

EARLY RELEASE

16204103008

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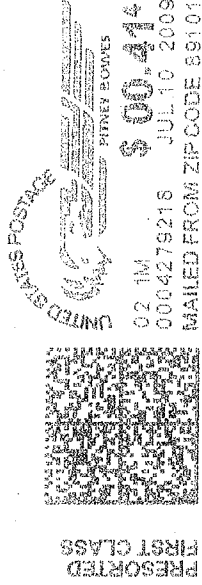
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SDR-34777

Planning Commission Meeting of 7/23/2009



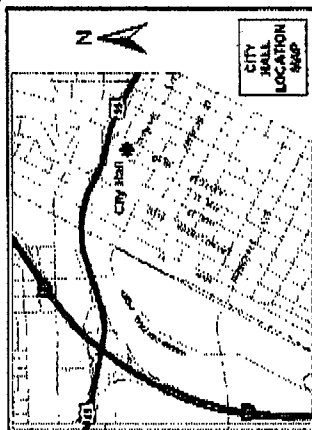
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JUL 21 2009

Case: SDR-34777
16204113001
VANHAVERBEKE C JOSEPH TR NO II
800 NW 6TH AVE #200
PORTLAND OR 97209-3783

EAU00F11 97209

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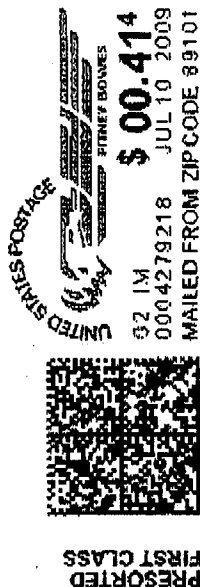
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SDR-34777

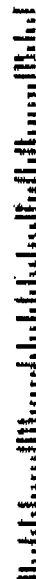
Planning Commission Meeting of 7/23/2009



16204104001
AMES PATRICIA
1201 SHADOW LN
LAS VEGAS NV 89102-2413
Case: SDR-34777

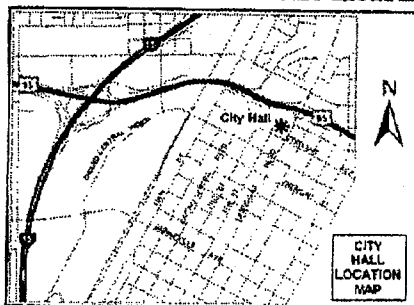
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Planning Commission Meeting of 7/23/2009

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 JUL 17 2009

Shirley Davis
 1204 Mercedes Cir.
 Las Vegas, NV 89102

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Case: SDR-34777

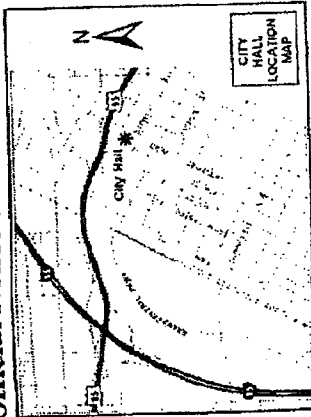
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PLEASE USE AVAILABLE BLANK SPACE ON CARD FOR YOUR COMMENTS.

SDR-34777

~~SDA-5477
Planning Commission Meeting of 7/23/2009~~

THE UNIVERSITY OF CHICAGO

RECEIVED
JUL 17 2009

[illegible]

~~Melissa Bronstein~~
1204 Mercedes Cir.
Las Vegas, NV 89102

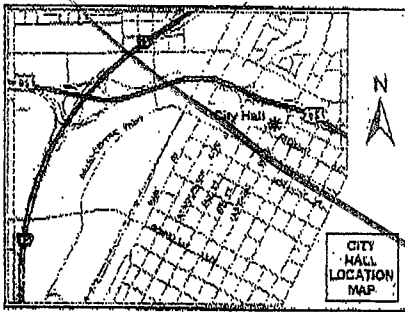
~~6388. SPH-34777~~

~~TABLE - 1980-1981~~

1208-ALL-BULL

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.

ZON-34775 & SUP-34776

Planning Commission Meeting of 7/23/2009

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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0004279218 JUL 10 2009
MAILED FROM ZIP CODE 89101

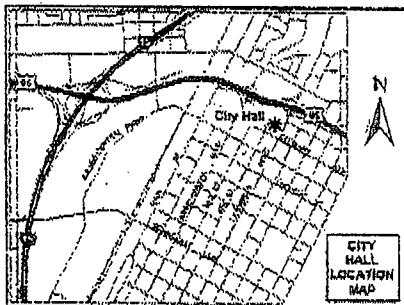
16204210115 Case: ZON-34775
G S A MANAGEMENT TRUST
P O BOX 401027
LAS VEGAS NV 89140-1027

ENCLOSURE 1 1 2 3 1 4 0

0004279218 JUL 10 2009

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-34777

Planning Commission Meeting of 7/23/2009

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.414
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MAILED FROM ZIP CODE 89101

16204210115 Case: SDR-34777
G S A MANAGEMENT TRUST
P O BOX 401027
LAS VEGAS NV 89140-1027

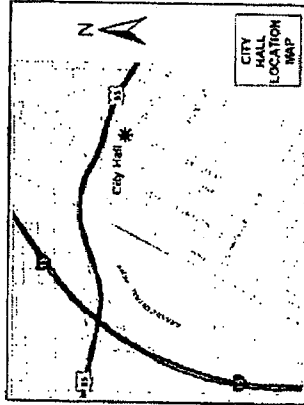
RECEIVED
JUL 21 2009

ENCLOSURE 1 1 2 3 1 4 0

0004279218 JUL 10 2009

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

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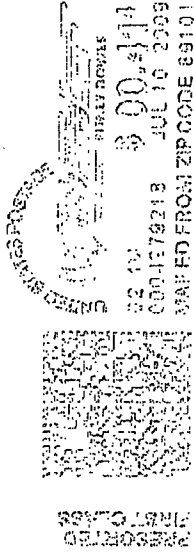
☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-34777

Planning Commission Meeting of 7/23/2009

RECEIVED
JUL 21 2009



16204601001
JACKSON DARRRELL E ETAL
2775 S JONES BLVD #100-A
LAS VEGAS NV 89146-5655
Case: SDR-34777

ENCLOSURE

Submitted after final agenda

Date 7-23-2009 Item 19

Andrew Levy

Jul 20 09 03:19p

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

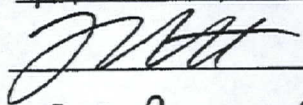
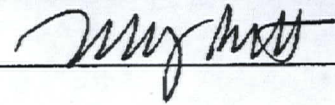
Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name	<u>THOMAS PUCKETT</u>	<u>Melissa Landsman Puckett</u>
Signature	<u></u>	<u></u>
Address:	<u>1710 Bonnie Ave.</u> <u>Las Vegas NV 89102</u>	
Comments:	<u>CAN'T BELIEVE THIS IS EVEN</u> <u>BEING CONSIDERED!</u>	

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

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JUL 24 2009

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

Agenda Items #17, #18, #19

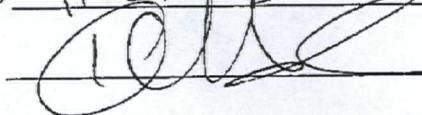
ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name

Thomas Julian

Signature



Address:

2019 Bonnie Ave
LV NV 89102

Comments:

Are u kidding me !!!

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name TODD L. COX HEE KYUNG COX
Signature [Signature]
Address: 1217 PARK CIR.
LAS VEGAS, NV 89102
Comments: I AM VERY CONCERNED ABOUT
THIS DEVELOPMENT PROPOSAL

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

RECEIVED
JUL 28 2009

developers continue to encroach into our historic single family residential neighborhood. We are concerned that this re-zoning of *residence estates* to *commercial* is only a symptom of a larger more destructive malaise against quality urban family lifestyles. We can easily foresee on the horizon the movement of 'business medical offices' into former family housing units due to the apathy of the Planning Commission and City officials.

We respectfully seek a postponement of the above referenced Commission rezoning items on July 23rd. We are more than willing to work with Clark County (UMC) to see if there is any resolve to our concerns.

Very truly yours,

Stephen Grogan, President

Scotch Eighties Home Owners Association

Joann Clark Collahan
1711 Waldman Avenue
Las Vegas, Nevada
89102

RECEIVED
JUL 23 2009

this is to inform you that I
Am opposed to the zone change
Thank you

Edna
Collan

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name HELEN NAY

Signature Helen Nay

Address: 1313 Park Cir

Las Vegas Nev - 89102

Comments: _____

RECEIVED
JUL 28 2009

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name

Signature

Address:

Comments:

City should encourage maintenance and protection and preservation of inner city neighborhoods, not their decline.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

RECEIVED
JUL 23 2009

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name JANE F. GREENE
Signature Jane F. Greene
Address: 1224 PARK CIR.
LAS VEGAS, NV. 89102
Comments: _____

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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JUL 28 2009

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name: MARY MONAGLE ^{trustee} MARY WILEY ^{trust} RYAN MONAGLE
Signature: [Handwritten Signature] [Handwritten Signature]
Address: 1204 WESTWOOD DR
LV NV 89102

Comments: we've lived here for over 23 years. we have 5 children
who ride their bikes in the neighborhood.
we oppose the extra traffic having a parking lot
for 270 cars will bring.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

RECEIVED
JUL 23 2009

THOMAS A. TURNER, JR.
Counsellor at Patent Law

703 South Eighth Street
Las Vegas, Nevada 89101

Telephone: 702-385-5570
Telecopier: 702-385-4234

July 20, 2009

via facsimile: 385-7268

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Protest

Re: **OPPOSITION TO AGENDA ITEMS 17, 18 and 19**
July 23, 2009 Commission Meeting
ZON-34775, SUP-34776, SDR-34777

Dear Hon. Chairman and Hon. Commissioners:

I am opposed to the passage of the three referenced subject items, and would like my statement to be read aloud at the Commission Meeting to be held July 23, 2009 and entered into the record.

I am the owner of property located at 1120 Shadow Lane. My property and its occupants will be very substantially impacted by the proposed zoning variances sought. These zoning deviations effectively will result in surrounding my property with a paved parking lot, where now there are houses and house lots with trees and green space. My commitment to the Scotch Eighties neighborhood and to maintaining its serene environment compel me to oppose this proposed encroachment.

In particular, the entire south and west boundaries of my property are common with the property where the zoning changes are sought. The residence house at 1128 Shadow Lane borders my south boundary in its entirety. The proposed zoning variances would destroy that residential home and turn it into a parking lot, with an automobile opening into and from Shadow Lane which, at that location, is now a residential street. That house at 1128 Shadow Lane is an essential buffer to the surrounding neighborhood, providing important residential trees and green space esthetics which now affords quiet enjoyment to the neighborhood, buffered from traffic on Charleston Boulevard.

RECEIVED
JUL 21 2009

Submitted after final agenda

Date **7-23-09** Item **17-19**

The proposed new zoning and construction calls for the utter and complete elimination of that residential house, and replacing it with a paved, 24-hour parking lot. The ingress and egress opening for that proposed parking lot calls for heavy commercial traffic encroaching a very substantial distance further into what is now the interior of the Scotch 80s neighborhood.

Yet further, there will be pedestrian traffic across the entrance into my parking area where now there is none. I am concerned for the safety of those pedestrians as well as the safety of patients coming into and leaving my property.

I, along with others in the neighborhood, are distressed that there has been no environmental impact study detailing and quantifying the obvious impact of increased commercial traffic, both automobile and pedestrian, within what is now a quiet, desirable residential neighborhood. Further, there appears to have been no consideration for the elimination of an historic single-family house. If any zoning variation is to be made, at the least additional time should be afforded to make these important investigations.

I would be responsive to some kind of compromise that would consider parking north of current residential homes, with ingress and egress only to Charleston. However, the present application is otherwise, and seeks to have me surrounded by 24-hour paved parking. I oppose the present application in its present form.

Respectfully submitted,


Thomas A. Turner, Jr.

cc: Hon. Lois Tarkanian,
Councilwoman, Ward 1

RECEIVED
JUL 21 2009

RECEIVED
09 JUL 21 PM 2:35
PLANNING AND
DEVELOPMENT

July 18th 2009

Clyde and Meichu Carter
1220 Shadow Lane
Las Vegas, NV 89102
Phone: 702-968-0320, email: drccarter@cox.net
Referencing: ZON-34775; SUP-34776; SDR-34777

Protest

The Las Vegas Planning Commission
City Hall, 1st Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Chairman and fellow Commissioners:

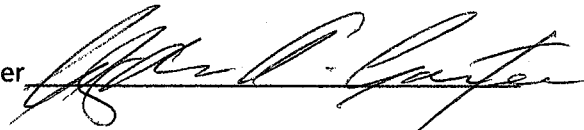
It is with utmost urgency and concern that we write you this letter, to strongly protest and voice our opposition to a application that Clark County and University Medical Center (UMC) is submitting to the commission, seeking to change a residential zoning to a commercial zoning and in order to construct a 270 space parking lot in my residential community. We are herewith referencing ZON-34775, SUP-34776 and SDR-34777 as indicated in the public records. Our opposition is not to suggest that UMC/Clark County need for a 270 space parking lot is without merit; and as we do not have any information regarding this proposed public expenditure. However, it is our belief that a 270 space parking facility at the proposed location is not in the best interest of residents of our historic residential community; this is not to suggest that our community standards take precedence over any other community. As a matter of fact, the issues of safety and security should be paramount in any decision to allow for a facility referenced in the above zoning that the petitioners seek. The current traffic conditions going North on Shadow Lane towards Charleston is difficult and extremely challenging for most of the residents of our community; one can only anticipate the compounding traffic horrors if ingress and egress into Charleston and shadow Lane are ever allowed. Most of the residents in our community are progressive and professional individuals that subscribe to the development of our institutions, and the culture in which they operate. However, this does not mean that we will or should subrogate our rights as citizens. However, it would be totally irresponsible if we as a community allow this proposed project by the petitioners to go forward without challenge at the highest levels possible. It is our hope that you reject the petitioners request for a change in zoning from residential to commercial, and deny the application for a parking for a parking lot. Please feel free to contact us if you need further information regarding this matter.

Respectfully,

Meichu Carter



Clyde A. Carter



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JUL 21 2009

Herman Fox
1244 Park Circle
Las Vegas, NV 89102-2449
TEL: (702) 678-5100

Protest

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

RECEIVED
JUL 22 2009

Date: July 20, 2009

SUBJECT: ZON-34775; SUP-34776; SDR-34777

I recently faxed in my postcard opposing the conversion of a sizeable chunk of my neighborhood into a 24-hour parking lot for UMC. It seems that very little consideration was given to the ramifications of such a project to the long-term viability of the Scotch Eighties, and I felt the need to amplify upon my opposition.

For me, personally, there is a triple whammy associated with this project.

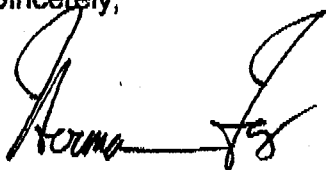
First, the amount of traffic that will be generated by a 270 unit parking lot exiting into The Scotch Eighties will convert the road my home abuts, Waldman Ave., from a quiet neighborhood lane into a major thoroughfare. We have already experienced a degree of this, and I was one of the people supporting the gating initiative in order to keep the Walden/Rancho intersection from becoming the primary shortcut for people "in a big hurry" to avoid traffic on Charleston Ave.

Second, it recently came to my attention, through the good offices of our neighborhood association, that the developer of this parking lot, either directly or through affiliated business entities, has acquired five single-family residential homes on Westwood Drive that abut the subject property. Is there any question that these properties will soon be demolished to become a commercial project and possibly additional ingress/egress for the proposed parking lot? I assume that the same fate awaits the rather nice home that is part of the subject property on Shadow Lane. Surely it's not the goal of the Planning Commission to convert our historic single-family residential neighborhood into more strip centers/parking lots/doctor's offices. If this project is approved (with the concomitant Westwood Drive properties soon to follow), there is little question that the people owning homes on the adjacent Park Circle (beginning with myself) will be looking to move away from resulting commercial/residential mess. Can the rest of the Scotch Eighties be far behind?

Finally, as a regular recipient (along with my neighbors) of the kind attentions of the vandals and thieves who have regularly victimized our properties in recent months/years, I am loathe to further our exposure to these elements with increased traffic across Charleston Avenue into the Scotch Eighties. Also, while I have sympathy for the homeless people who seem to get their medical attention from the facilities on the North side of Charleston, we already have permanent representation of this population in the commercial parking lot(s) on Shadow Lane between Ellis & Charleston and would prefer to not have them move deeper into the Scotch Eighties with this new project.

There are numerous other issues that concern me regarding this project; such as how are people going to get from the lot across Charleston without regular fatalities, how can we adjacent homeowners tolerate the noise & light of a 24 hour parking operation, why is this being pushed through the zoning process on such as expedited basis, etc.? I keep coming back, though, to how my county government could *even consider* approving such a potentially damaging, "blockbusting" debacle without considering what will happen to the surrounding neighborhood. I have seen the already "approved" elements on your website and have to wonder: what's going on here? I can only hope that our Councilwoman, Lois Tarkanian, will intercede on behalf of the Scotch Eighties.

Sincerely,



Herman Fox
1244 Park Circle
Las Vegas, NV 89102
(702) 678-5100

RECEIVED
JUL 22 2009

cc: Lois Tarkanian, Ward 1 Councilwoman
Steve Grogan, President, Scotch Eighties Neighborhood Association

Fax to:

City of Las Vegas
Planning and Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101-2986
Fax: 702-385-7268

Re: ZON-34775; SUP-34776; SDR-34777 (Meeting 7/23/09)

Dear City Planning Commission:

I want to respectfully voice my opposition to the proposed rezoning of the above-mentioned property.

I live on the corner lot diagonally opposite from the mentioned property and stand to suffer greatly from the proposed changes to the zoning.

I moved to this neighborhood because of its strict zoning (R-E and R-1) and large lots, quiet streets and residential community with historic old houses. Now I am being faced with having a large concrete parking lot across from my house and massively increased vehicle traffic 24/7. I never would have purchased my home here if I thought this would ever be a possibility. I felt I was pretty secure in the preservation of this neighborhood, as there are quite a few Las Vegas personalities in the neighborhood who would also be concerned about keeping the quality of the neighborhood intact.

The idea of tearing down Mrs. Ellis's house to create a parking lot is tragic. The street is actually named after her family! She lived in that house until recently, when she died – well into her 90's. Doesn't that seem like something to preserve at least as a house that other families can enjoy and live in and not to become a parking lot? I believe it has been here since about 1954 and the property and grounds are lovely with a beautiful large old tree on the front lawn. And that characterizes this whole neighborhood.

I would ask (actually I would beg) that there be a very careful examination of this action before taking such drastic steps that will affect so many residents in such a negative way. Please do a full and thorough study of the following:

1). Is the additional parking even necessary? Are there any other vacant lots attached to the UMC project not in use that could be used for this purpose? I believe there is a very large piece of land devoted to the UMC master plan, and that does not include property on the other side of Charleston. Just the thought of all those workers crossing such a major street at all hours of the day and night has to pose some safety concerns.

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JUL 21 2009

2). A careful analysis of the traffic impact on the Scotch Eighties neighborhood. Also noise /crime/trash and any other issues that result from a 24/7 parking lot that is not secured with a large complex.

3). Is it standard to reverse the strictest residential zoning of R-E just because there is a request for a parking lot? It seems that this kind of request should only be undertaken in cases of extreme emergency, otherwise, what kind of protection does a homeowner have? I was under the impression that it was very difficult to change zoning and it was only done in very dire circumstances. I don't think a parking lot qualifies.

4). This kind of rezoning will destroy any remaining market value of our home at a time when homeowners are under extreme duress. Is that fair? Is it necessary just so others can make more money by selling a piece of property that would otherwise sell for less as residential use? What impact will it have on my other neighbors? I believe it may bring some of them right to their knees. We moved to this neighborhood because we thought it would be protected, since it is old and historic. This re-zoning will erode the quality of the neighborhood and perhaps lead to its eventual complete decline.

I strongly oppose all three above measures and am available for questions at any time.



Patricia Ames
1201 Shadow Lane
Las Vegas, NV 89102
Tel: 702-382-5838

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JUL 21 2009

LAS VEGAS
JULY, 18, 09

ZON-34775; SUP-34776; SDR-34777

I strongly oppose the request for rezoning the P-R zoned land in ZON-34775; SUP-34776; SDR-34777, Planning Commission Agenda Items: #17,18,19.

Has a study been made to assess the traffic and safety impact such an extreme rezoning would have on this historic old neighborhood? UMC appears to have plenty of land available on the other side of Charleston for parking, offices, etc. I believe it is factored into the master plan that was developed for the area. New spaces for UMC parking were just completed opposite the property in question.

This entire area is being turned into one large parking lot and is ruining any property value remaining for its owners and encroaching and eating up the residential nature of the neighborhood.

The mall adjacent to the proposed application has a large parking lot.

Del Taco has parking.

Wendy's has a very large parking lot.

From Shadow Lane to MLK, there is excessive parking, including the church, on the side along Ellis Avenue, there is even a two level parking.

What is the justification for additional parking?

Furthermore, Charleston already has heavy traffic going east towards MLK. It would seem there would be a lot of the people exiting the proposed parking area that would attempt to use Ellis and Shadow Lane as exits, which are residential roads, in a residential area.

The house which stands on the current lot, was owned by Ms Ellis until she recently died and John Bielinski purchased the property from her estate. The street is named after her and that should imply that it might be a little historic. I have heard that Mrs. Ellis and her husband were the first people to settle here on the west part of town in 1953 or 1954.

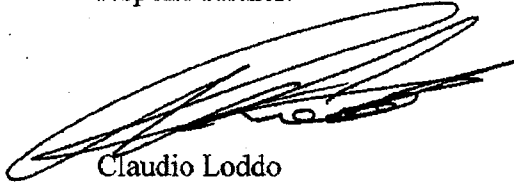
This (Scotch Eighties) is one of the oldest Las Vegas neighborhoods, it is residential and needs to be protected from further encroachment. This is the border line between Charleston and the entrance to Scotch Eighties -it is a residential area, we don't need additional parking or office, it should stay the way it is as there is no evident need for additional parking. The current zoning of the land under question clearly indicates the intent that this remain a neighborhood area with large lots. R-E is the most restrictive zoning available in this area and to take that property and turn it into a parking lot is a travesty.

RECEIVED
JUL 21 2009

1/2



I strongly oppose this request. I am available by phone at any time to answer questions or respond further.



Claudio Loddo
1201 Shadow Lane
Las Vegas, NV 89102
Tel: 702-382-5838

RECEIVED
JUL 21 2009

2/2

OPPOSITION TO A 270 CAR PARKING LOT IN OUR NEIGHBORHOOD

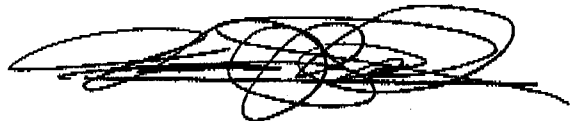
1. THE DESTRUCTION OF AN HISTORIC SINGLE FAMILY NEIGHBORHOOD.
2. THE RE-ZONING OF SINGLE FAMILY HOUSING DESIGNATION INTO COMMERCIAL.
3. MAJOR TRAFFIC DISRUPTION TO OUR NEIGHBORHOOD. PARKING PATRONS WILL TEND TO EXIT MORE ONTO SHADOW LANE AND WALDMAN OR TO ELLIS.
4. TRAFIC DISRUPTION AND SAFETY CONCERNS BY MORE INDIVIDUALS CROSSING CHARLESTON BLVD.
5. 24 HOUR A DAY PARKING IMPACT ON SURROUNDING NEIGHBORS.
6. PROJECT DEVELOPER ATTITUDE: THE FAILURE OF CLARK COUNTY (UMC) TO DO ANY PROJECT ANALYSIS INCLUDING TRAFFIC FLOW IMPACTS; AN ATTEMPT BY CLARK COUNTY TO RUSH THROUGH ZONING. NO INDICATION FROM UMC IF ANY OTHER OFF-SITE PARKING HAS BEEN RESEARCHED. PAST HISTORY OF LAND OWNER TO DESTROY SINGLE FAMILY HOMES IN THIS NEIGHBORHOOD.
7. THE GREATEST THREAT IS THE LARGER PICTURE THAT VARIOUS INFLUENCES ARE SEEKING TO ENCROACH INTO OUR SINGLE FAMILY NEIGHBORHOOD FOR THEIR OWN PROFITABILITY, AND TO THE DETRIMENT OF OUR HOUSING VALUES.
8. THE MOVEMENT OF UMC INTO OUR NEIGHBORHOOD WILL OPEN THE DOOR FOR ADDITIONAL MEDICAL TYPE BUILDINGS, INCLUDING THE POSSIBLE CONVERSION OF RENTAL HOMES ON WESTWOOD DRIVE (OWNED BY THE PARKING LOT DEVELOPER) INTO GROUP-HELP OR HALF-WAY HOUSES.
9. THERE IS A GROUP OF NEIGHBORS (CHARMAST LANE AND ELLIS AVE.) ORGANIZING TO SELL OUT TO THE FUTURE NDOT EMINENT DOMAIN PROJECT WHO HAVE NO CONCERN FOR THE QUALITY OF THE

NEIGHBORHOOD AND HAVE TAKEN A NEUTRAL OR POSITIVE POSITION IN
ALLOWING THE PARKING LOT TO COME INTO OUR NEIGHBORHOOD.

THIS NEIGHBORHOOD AND I REQUEST A POSTPONEMENT OF THE PLANNING
BOARD COMMISSION.

REFERENCE: ZON-34775;SUP-34776; SDR34777.

PLANNING COMMISSION AGENDA ITEMS: #17,18 AND 19.

A handwritten signature in black ink, appearing to read 'Vivian J. (Jeri) Packe', with a large, stylized flourish at the end.

VIVIAN J. (JERI) PACKE

1221 PARK CIRCLE

LAS VEGAS, NEVADA, 89102

ATTORNEYS

Cal J. Potter, III
John C. Funk

POTTER LAW OFFICES

A PROFESSIONAL LAW CORPORATION
e-mail: info@potterlawoffices.com
www.potterlawoffices.com

1125 Shadow Lane
Las Vegas, Nevada 89102
702-385-1954
Facsimile 702-385-9081

Practice Emphasizing Representation
of the Injured and Accused

July 20, 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89106

Via facsimile 385-7268

Re: ZON-34775; SUP-34776; SDR-34777
Planning Commission Meeting Agenda Items Numbered 17, 18 and 19

To Whom It May Concern:

Please be advised that the undersigned are the owners of the property located at 1125 Shadow Lane, Las Vegas, NV 89102. This parcel is directly opposite the property referenced above.

We have owned this building since February, 1991. We made subtle changes to the building when converting it to office space, taking care to preserve the external appearance of the building and property as well as the character of the neighborhood. Our office is a small law office that brings very little traffic into the semi-gated Scotch Eighties neighborhood. We have enjoyed a cordial relationship with the residents of the area for nearly twenty years because we have been respectful of the serene and domestic nature of the area.

We are disturbed at the prospect of dramatic encroachment of the immediate area by the continuous movement of hundreds of cars on this residential street. Without further development, northbound traffic on Shadow Lane already stacks up at the intersection of Shadow Lane and Charleston.

Specifically, we are opposed to the following:

- the re-zoning of the subject single-family property at 1128 Shadow Lane from Residence Estates to Professional Office and Parkings and
- the issuance of a Special-Use Permit for a Proposed Parking Lot, Commercial and a Waiver to Allow 24 Hour Parking

Finally, we have not been served with any notice of this plan or hearing with the exception of viewing the signs posted recently on the face of the fence surrounding the property.

Sincerely,
CAL J. POTTER, III
LINDA D. POTTER

cc: Councilwoman Lois Tarkanian (Ward 1) via facsimile 382-8558

"Further the rule of the law and the Civil Justice System, and protect the rights of the accused"

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

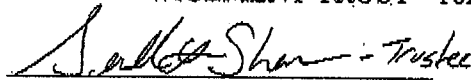
Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name GSA MANAGEMENT TRUST - 16204210115

Signature

 - Trustee

Address: 1300 BIRCH STREET
LAS VEGAS, NV 89102

Comments: Primary concern is the amount of traffic that will come into the Scotch 80's residential area on Waldman which my house borders. I am also concerned to see a portion of residential area be re-zoned to commercial and the future development ramifications this will have on our neighborhood.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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JUL 21 2009

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

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Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name

Signature

Address:

Carol Anzalone
Carol Anzalone
1201 Tropicana E
LAS VEGAS, NV 89102

Comments:

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Michael McGraw Sean McGlenahan
Signature Michael McGraw Sean McGlenahan
Address: 1400 Westwood Dr
LV-NV. 89102

Comments: we cant get gated by but we can
become a public parking lot ?? enough is
enough!!

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Melissa Bronstein

Signature Melissa Bronstein

Address: 1204 Mercedes Cir.
LV NV 89102

Comments: This would be a travesty to this
neighborhood & would disrupt our quality of
life. In which we all have worked hard for.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

I feel that UMC & the developer
are way ~~off~~ out of line with this
proposal

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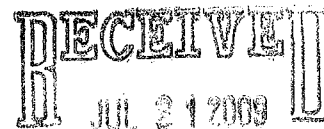
Printed Name PAUL FERGUSON

Signature Paul Ferguson

Address: 2120 SILVER AVE

Comments: NO ENTRANCE ON SHADOW LANE

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**



City of Las Vegas
Planning & Development Department
Development Services Center
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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name KATHERINE FERGUSON

Signature Katherine Ferguson

Address: 2117 SILVER AVE.

Comments: DON'T EXIT OR ENTER ON SHADOW
LANE

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**



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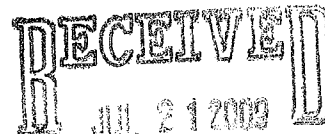
Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Marianne Hicks Kifer
Signature Marianne Hicks Kifer
Address: 2020 Waldman Ave
Las Vegas, NV 89102
Comments: _____

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**



City of Las Vegas
Planning & Development Department
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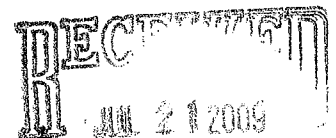
Printed Name W. J. K. E. U.

Signature W. J. K. E. U. 471-0004

Address: 1925 SILVER AV

Comments: I Am absolutely against that for all the reasons
mentioned in this letter will do what ever it takes
to prevent such a destruction to our single family housing

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558** in Scott #80



City of Las Vegas
Planning & Development Department
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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Shirley A. Davis

Signature Shirley A. Davis

Address: 1204 Mercedes Cir
Las Vegas, NV 89102

Comments: No way This will work. Too much increase

TRAFFIC onto Ellis Ave. It ALSO will Affect
The value of our homes and Ruin The quality of our
Neighborhood with UNDESIRABLES.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Diane Bronstein

Signature Diane Bronstein

Address: 1204 Miracles Cr.
LV NV 89102

Comments: we have lived here for over 20 years in a quiet neighborhood. There would be a traffic mess coming & going 24 hrs up & down the street. Privacy would be lost. We have 2 seniors currently living here. Please have some respect for CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558 Our neighborhood

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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Pamela Grogan

Signature

Pamela Grogan

Address:

2121 Silver Ave

Las Vegas, NV. 89102

Comments:

No parking lot exit onto Shadow Lane!
We don't want commercial zoning for
residential estates. Against tearing down single
family home on Shadow Lane.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name JAMES STANFORD

Signature JAMES STANFORD

Address: 1241 SHADOW

Comments: DEAD AGAINST IT.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Alana Carol Simon

Signature Carol Simon Alana

Address: 1800 Waldman Ave

Comments: _____

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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JUL 21 2009

BILL & ERMINIA DROBKIN**2040 EDGEWOOD AVE****LAS VEGAS, NV 89102****(702)-382-0826****(702)-382-0804 (fax)**

Date: July 22, 2009

City of Las Vegas
Planning and development Department
731 S. Fourth Street
Las Vegas, NV 89101-2986

Fax 385-7268

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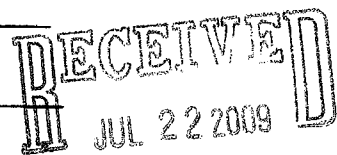
Agenda Items # 17, # 18, #19
ZON-34775;SUP-34776; SDR-34777

Opposition to the encroachment of Commercial Parking and Traffic disruption into single family zoned neighborhood.

Bill Drobkin

Erminia Drobkin

2040 Edgewood Ave
Las Vegas, 89102



We believe there will be a major traffic disruption to our neighborhood as the parking patrons exit onto Shadow Lane then to Waldman or to Ellis. Edgewood Ave is Not a Thru Street and we see at least half dozen cars try to bypass Charleston Blvd every day. If approved there will be many more vehicles entering and u-turning jeopardizing the families that live on this road. Waldman already has its form of traffic; we don't need additional people using Waldman as if it were Charleston Blvd.

Edgewood Ave is Not a Thru Street and we see at least half dozen cars try to bypass Charleston Blvd every day. If approved, there will be many more vehicles entering and u-turning when they realize that there is no exit at the end of Edgewood. These people will drive fast and dangerously trying to make up for the loss of time further jeopardizing the families that live on this road.

Every once in a while we have someone who speeds down Waldman Ave. in the hopes of beating the traffic. Currently those are few, and far between, but if approved Waldman would become a nightmare of speeding vehicles, trying to enter Rancho; many of who will illegally turn left onto Rancho, further endangering lives and property. We don't need additional people using Waldman as if it were Charleston Blvd.

Additionally, there are only three (3) access/exits from Charleston into our neighborhood and one (1) exit only onto Rancho. Traffic congestion already makes it difficult for those of us who live here to get to or from our homes; additional vehicles introduced to our community will only impede our travel times, and endanger our families to fast moving vehicles leaving the parking lot, anxious to leave this area.

On Westwood Ave, one of the exit/entrances to our neighborhood there is a small example of what will happen if the parking lot is approved. The dentist office complex on the corner of Westwood and Charleston has their entrance/exit on Westwood. There are many instances of vehicles coming out of the Dentist's office almost colliding with vehicles entering or leaving Westwood Ave.

Once again we request that this project be denied do to the dangers to the community.

cc: Councilwoman Lois Tarkanian (Ward 1)

RECEIVED
JUL 22 2009

Ileana Drobkin

Thomas Ross

2212 EDGEWOOD AVE

2201 WALDMAN AVE

LAS VEGAS, NV 89102

Date: July 22, 2009

City of Las Vegas
Planning and development Department
731 S. Fourth Street
Las Vegas, NV 89101-2986

Fax 385-7268

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of Commercial Parking and Traffic disruption into single family zoned neighborhood.

Ileana Drobkin

Thomas Ross

2201 Waldman Ave.
2212 Edgewood Ave

Las Vegas, 89102

We own two (2) major properties in this neighborhood, one on Waldman Ave. and the second on Edgewood Ave. As such we are very aware of the current and potential future situation of those streets if the parking lot is approved.

We believe there will be a major traffic disruption to our neighborhood as the parking patrons exit onto Shadow Lane then to Waldman or to Ellis.

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JUL 22 2009

Additionally, there are only three (3) access/exits from Charleston into our neighborhood and one (1) exit only onto Rancho. Traffic congestion already makes it difficult for those of us who live here to get to or from our homes; additional vehicles introduced to our community will only impede our travel times, and endanger our families to fast moving vehicles leaving the parking lot, anxious to leave this area.

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Once again we request that this project be denied do to the dangers to the community.

cc: Councilwoman Lois Tarkanian (Ward 1)

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JUL 22 2009

City of Las Vegas
Planning & Development Department
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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name

Margaret Hiskin

Signature

Margaret Hiskin

Address:

5 Crescent Drive
Las Vegas, NV 89102

Comments:

I am firmly opposes to this proposal. IF this is

Allowed to go forward then you are allowing these developers
AND future developers to seal the fate of AND allow the
ultimate demise of Scotch 80's. Please vote NO ON this

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

issue AND therefore help to retain the beauty AND
value of our Historic Neighborhood.

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P.S. Would you please inform me of
future meetings. Thank you.

City of Las Vegas
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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name ERIC VIUAREAL

Signature Eric Viuareal

Address: 10 CRESCENT DR.
LV. 89102

Comments: A PARKING LOT ON/OUT OF CHARLESTON
ONLY, NOT ON SHADLOW. PUT UP A GATE.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

City of Las Vegas
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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name

Denise Valdez

Signature

D. Valdez

Address:

10 Crescent Dr.
 LV. 89102

Comments:

A parking lot in a residential area
 is a very bad idea!

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

City of Las Vegas
Planning & Development Department
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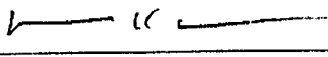
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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Maureen K Mc Cormack

Signature 

Address: 1610 Pine Street
Las Vegas, NV 89102

Comments: We aren't even allowed a gated community -
to much traffic flow - let us gate
off the areas and you can have parking garage.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

Gate off Waldman / Rancho

*~~Ellis~~
Shadow @ Ellis
Westwood @ Park Lane*

*This would
decrease traffic
in Historic
neighborhood*

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JUL 23 2009

Date

17-18

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

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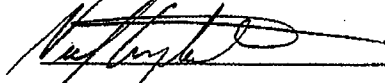
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Printed Name NEAL ANZALOTTI

Signature 

Address: 1201 PARK CIR

LAS VEGAS, NV.

Comments: TOO INTENSE OF A USE FOR THE ENCROACHMENT

OF COMMERCIAL PARKING NEXT TO A HISTORIC NEIGHBORHOOD

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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JUL 21 2009

City of Las Vegas
Planning & Development Department
July 20, 2009
Page 2

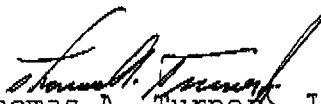
The proposed new zoning and construction calls for the utter and complete elimination of that residential house, and replacing it with a paved, 24-hour parking lot. The ingress and egress opening for that proposed parking lot calls for heavy commercial traffic encroaching a very substantial distance further into what is now the interior of the Scotch 80s neighborhood.

Yet further, there will be pedestrian traffic across the entrance into my parking area where now there is none. I am concerned for the safety of those pedestrians as well as the safety of patients coming into and leaving my property.

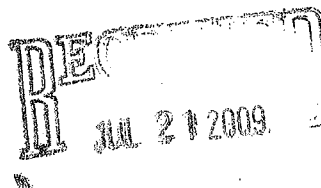
I, along with others in the neighborhood, are distressed that there has been no environmental impact study detailing and quantifying the obvious impact of increased commercial traffic, both automobile and pedestrian, within what is now a quiet, desirable residential neighborhood. Further, there appears to have been no consideration for the elimination of an historic single-family house. If any zoning variation is to be made, at the least additional time should be afforded to make these important investigations.

I would be responsive to some kind of compromise that would consider parking north of current residential homes, with ingress and egress only to Charleston. However, the present application is otherwise, and seeks to have me surrounded by 24-hour paved parking. I oppose the present application in its present form.

Respectfully submitted,


Thomas A. Turner, Jr.

cc: Hon. Lois Tarkanian,
Councilwoman, Ward 1



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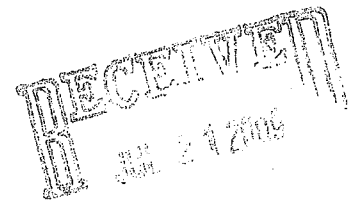
Printed Name JAMES STANFORD

Signature JAMES STANFORD

Address: 1241 SHADOW

Comments: DEAD AGAINST IT.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558



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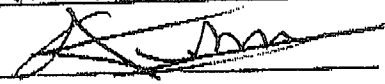
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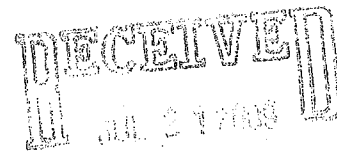
Printed Name Nathan & Comfort Ozobia

Signature 

Address: 1533 Westwood Drive

Comments: We certainly do not want
a parking lot in that location

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558



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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Mark J. Funanage

Signature

Mark J. Funanage

Address: 1205 Park Circle

Las Vegas, NV 89102-2406

Comments: My property shares a common boundary with the proposed parking lot,

therefore the negative impact on my property value will be enormous.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

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731 S. Fourth Street
Las Vegas, NV 89101-2986

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

Agenda Items #17, #18, #19

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name

TERRY McLOY

Signature

[Handwritten Signature]

Address:

1630 WESTWOOD BL

LAS VEGAS NV 89102

Comments:

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

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JUL 21 2009

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

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Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name GSA MANAGEMENT TRUST - 16204210115

Signature

S. M. Shaw - Trustee

Address: 1300 BIRCH STREET
LAS VEGAS, NV 89102

Comments: Primary concern is the amount of traffic that will come into the Scotch 80's residential area on Waldman which my house borders. I am also concerned to see a portion of residential area be re-zoned to commercial and the future development ramifications this will have on our neighborhood.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

RECEIVED
JUL 21 2009

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name ANN P. SKALL

Signature Ann P. Skall

Address: 2112 Silver Ave.

Las Vegas, NV 89102

Comments: We must keep commercial encroachment out
of our family neighborhood.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

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JUL 21 2009

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Printed Name Mysty Cain-Scalia Joseph Scalia

Signature

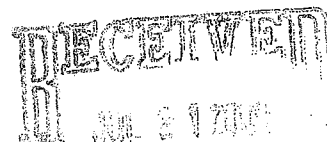
Address:

1818 Waldman Ave.
Las Vegas, NV 89102

Comments:

UMC has other options for the parking
lot. Allowing this project will destroy
the gem that is Scotch 80's.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558



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 Planning & Development Department
 Development Services Center
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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Denise Valdez

Signature D. Valdez

Address: 10 Crescent Dr.
LV. 89102

Comments: A parking lot in a residential area
is a very bad idea!

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name ERIC VIUAREAL

Signature Eric Viuareal

Address: 10 CRESCENT DR.
LV. 89102

Comments: A PARKING LOT ON/OUT OF CHARLESTON
ONLY, NOT ON SARLOW. PUT UP A GATE.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Maureen K Mc Cormack

Signature *Maureen K Mc Cormack*

Address: 1610 Pine Street

Las Vegas, NV 89102

Comments: We aren't even allowed a gated community -

to much traffic flow - let us gate
off the areas and you can have parking garage.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

Gate off Walkman / Rancho

*Shadow @ Ellis
Westwood @ Park Circle*

*This would
decrease traffic
in Historic
neighborhood*

RECEIVED
JUL 23 2009

Submitted after final agenda

Date

Item

19

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

FAX: 385-7268

Request to be entered into the record for July 23rd, 2009 Planning Commission Meeting

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name STEVEN SHEARING

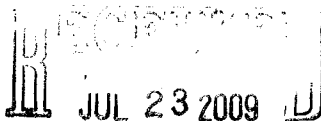
Signature Steven Shearing

Address: 2009 BANNIE AVE

LAS VEGAS

Comments: Strongly opposed to commercial parking in our neighborhood.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

 JUL 23 2009

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

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name EDSON Q. PARKER SUSAN R. PARKER

Signature [Signature] [Signature]

Address: 1800 SILVER AVE
LAS VEGAS, NV 89102

Comments: THIS ZONING REQUEST MUST NOT PASS.

IT IS ILL-CONCEIVED. THE TRAFFIC
ON EAST-BOUND CHARLESTON WILL BECOME
EVEN MORE CONGESTED - IF THAT IS
POSSIBLE.

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558

A NDOT STUDY MUST BE DONE -
AND WHEN IT IS, THIS PARKING LOT
PLAN WILL BE REVEALED AS A TERRIBLE
IDEA. THE "MEDICAL DISTRICT" IS NORTH
OF CHARLESTON - KEEP IT THAT WAY.

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

FAX: 385-7268

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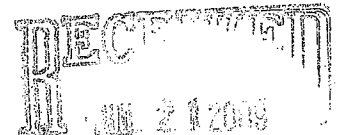
Printed Name W. J. K. E. U.

Signature W. J. K. E. U. 471-0004

Address: 1925 SILVER AV

Comments: *I Am absolutely against that for all the reasons mentioned in this letter will do what ever it takes to prevent such a destruction to our single Family Housing*

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558 in Scott #80



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

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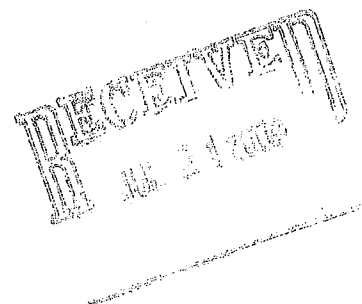
Printed Name Alan & Carol Simon

Signature Carol Simon Alan

Address: 1800 Waldman Ave

Comments: _____

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558



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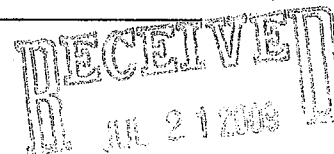
Printed Name

Signature

Address:

Comments:

CC: Councilwoman Lois Tarkanian (Ward 1) FAX: 382-8558



Scotch Eighties Home Owners Association

840 S. Rancho #4-337
Las Vegas, NV 89106
(702) 759-0002 Fax 759-0003
Email: Scotch80Neighbor@gmail.com
Website: www.Scotch80.com

The Honorable
Oscar Goodman, Mayor of Las Vegas
Lois Tarkanian, Councilwoman, Ward 1

Thursday, July 16, 2009

Chairman, Las Vegas Planning Commission

**Reference: 270 unit parking lot proposed in single
family residential neighborhood
ZON-34775; SUP-34776; SDR-34777**

The Scotch Eighties Home Owners Association is seeking the postponement of the above referenced items to be brought before the Planning Commission on the July 23rd meeting.

Residents feel there has been a behind-the-scene effort to railroad this re-zoning through the system with an action hearing before the Planning Commission to be held only a week from the initial public notification meeting, and accomplished with little neighborhood input, or valid questions answered. The Association is particularly incensed that various city departments signed off on 'approvals' of this project without one iota of data as to neighborhood impacts.

The Association further points out the following issues as yet unresolved:

- I. The City delegate at the public informational meeting informed the attendees that a traffic impact study was not required in this re-zoning; however, it is apparent that a 24/7 parking lot consisting of 270 parking lots will:
 - a.) dump sizable amounts of traffic out into a residential neighborhood;
 - b.) that parking lot patrons in excess of an estimated 300-400 people daily will be required to cross Charleston Blvd, at a mid point traffic signal which will cause major delays to State Highway traffic flows (and the State Highway Dept. has not been notified as to these ramifications).

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JUL 17 2009

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

FAX: 385-7268

Request to be entered into the record for August 27th, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name W. Christopher Smith

Signature W C Smith

Address: 2800 ASHBY AVE

LAS VEGAS, NV 89102

Comments: The successful redevelopment of downtown Las Vegas will depend on the viability of our downtown neighborhoods and the families living here. These families and neighborhoods should be given as much support as possible.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

Chr Smith

12-14
P

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

FAX: 385-7268

Request to be entered into the record for August 27th, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name JACK LEVINE _____

Signature [Signature] _____

Address: 1818 8TH PLACE
LAS VEGAS NV 89104

Comments: COMMERCIAL INTUSION IS DEVASTATING
TO VINTAGE & HISTORIC NEIGHBORHOODS!!

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

12-14

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

FAX: 385-7268

Request to be entered into the record for August 27th, 2009 Planning Commission Meeting

Dear Planning Commission Members,

Please accept this fax/letter as my opposition to:

ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption onto already congested Charleston Blvd and into single family zoned neighborhood.

Printed Name Edson O. PARKER SUSAN R. PARKER

Signature Edson Parker Susan Parker

Address: 1800 Silver Ave
Las Vegas, NV 89102

Comments: This rezoning violates ordinances regarding expansion outside the boundaries of Las Vegas Medical District Plan, as well as, Goal 2 of Neighborhood Revitalization of LV Master Plan 2020.

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

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

FAX: 385-7268

Request to be entered into the record for August 27th, 2009 Planning Commission Meeting

Dear Planning Commission Members,

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ZON-34775; SUP-34776; SDR-34777

Opposition to the encroachment of commercial parking and traffic disruption into single family zoned neighborhood.

Printed Name Mysty and Joseph Scala

Signature [Signature]

Address: 1818 Waldman Ave.

Las Vegas, NV 89102

Comments: We already have + traffic in

neighborhood b/c people try to avoid
light at Charleston's Rancho. We

CC: Councilwoman Lois Tarkanian (Ward 1) **FAX: 382-8558**

have no traffic control devices
along Waldman. This lot will
+ traffic + the required lighting
will encroach upon the rural
Zoning + associated low lighting
of the neighborhood. I'd be happy to
discuss at a meeting

702-452-9583

702-267-7811
702-755-8243

12-14
P

August 14, 2009

Peter Lowenstein
City of Las Vegas
Planning Department
400 Stewart Ave
Las Vegas, Nevada 89101

City of Las Vegas Zoning Board and City Council:

The Saratoga Meadows Neighborhood Association requests the following mitigation if the UMC parking lot in our neighborhood is approved.

No ingress or egress be allowed into our neighborhood

Our neighborhood is already challenged with people using it to cut-through as well as people getting lost in our neighborhood. While we live near the freeway and the busy Charleston, we are a community with families with children. The current layout of Ellis is a very wide and wide-open road that narrows at Shadow. This design is an invitation to speed down this road. As neighbors, we constantly ask people to slow down and re-direct them out of our neighborhood. Many people, AMR employees and children walk in this corridor every day, and the current design places them in danger of being hit by cars. We must control this traffic and the speed of the traffic as much as possible.

There is an existing parking lot in the northeast corner of Shadow and Ellis. This parking lot has walls separating it from the adjoining neighborhood. It has very nice landscaping. When people exit this lot onto shadow, a median makes it undesirable, inconvenient, and illegal to make a left turn from that parking lot into our neighborhood. The small UMC parking currently across from this lot also makes it undesirable and illegal to make a right turn into our neighborhood. If any ingress or egress is allowed onto Shadow, a similar barrier or traffic control device must be installed and maintained to protect our residents.

RECEIVED
AUG 14 2009

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UMC provide ongoing public information to employees regarding the use of the lot and its proximity to residents

The proposed lot will be directly adjacent to residents. It is imperative that employees using this lot understand this, turn off car alarms, and do not make excessive noise when they are using the lot. Furthermore, employees should be courteous to neighbors when coming and going.

The Saratoga Meadows Neighborhood Association recently dealt with a matter regarding AMR vehicles and employees. AMR employees were previously oblivious to the fact that they were in the middle of a residential area. They sped down Ellis, littered, loitered, blocked the streets and did not carry professional attitudes. In the past 6 months, AMR has made a commitment to being good neighbors. Now, they park in an organized fashion, walk to and from work in uniform, keep the area clean, do not block traffic and even wave to and smile at the neighbors when passing. This has been a tremendous benefit to our neighborhood, and we love having these types of neighbors.

UMC commit to additional security in the area

UMC has stated that they will provide security for the parking lot and surrounding areas. The Saratoga Meadows Neighborhood Association requests that the take this commitment seriously for the protection of their employees as well as the neighborhood.

Most of the neighborhood association of Saratoga Meadows does not oppose this re-zoning if these accommodations can be made. All of the neighbors strongly oppose additional traffic being directed into your neighborhood.

Additionally, resident Alan Stone (1209 Mercedes Cir) provided the following comments and would like them included in your decision-making process.

“My 10 year old daughter & I ride our bikes in the neighborhood and between already dodging the ambulances, medicar’s and now the huge increase in potential traffic on Ellis I view this as a significant problem for our safety, especially at the corner of Shadow & Ellis.

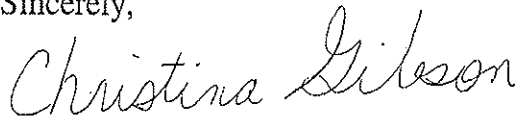
Re-zoning residential to commercial for a parking lot is one thing, but what happens if the county does not get anyone to use the

lot because it is too inconvenient to cross the street or whatever the reasons, and in a year or two they either sell it off or turn it into some other commercial venture that we find even more offensive! I see a huge risk on our part because once the property is zoned commercial, they can put anything they want on it; like an adult oriented establishment, or worse yet some kind of facility which would attract criminal elements or even more homeless people that we already have roaming around that we have to dodge or chase away from our garbage cans on trash days!

I moved in here two years ago and for the most part we like it here, but I believe that the added traffic this proposed deal would bring poses an unnecessary risk for us who Border Ellis, and that the safety of my family and the other families in the immediate area will be adversely effected."

Do not hesitate to contact me with any questions.

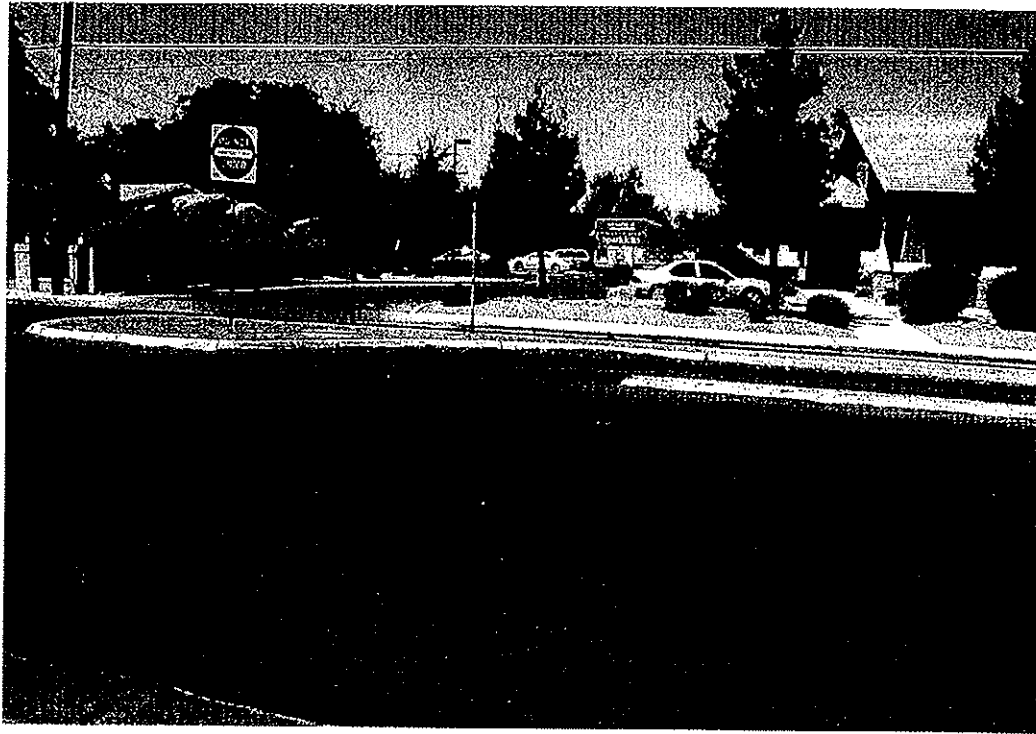
Sincerely,

A handwritten signature in cursive script that reads "Christina Gibson".

Christina Gibson

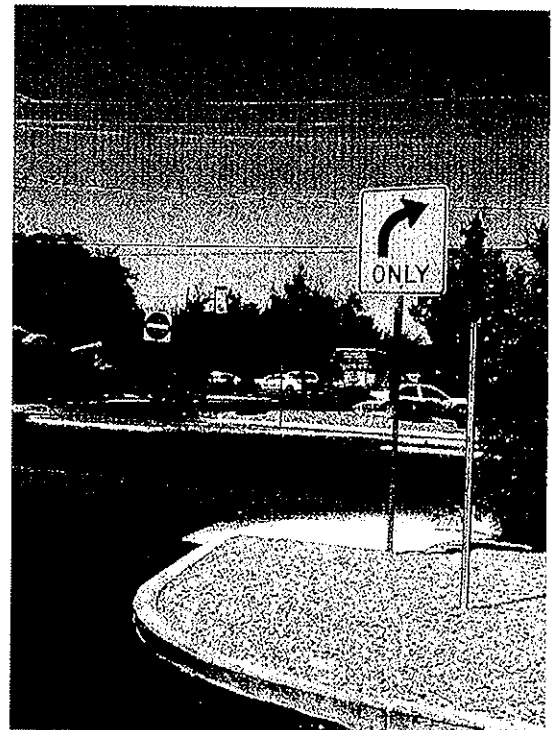
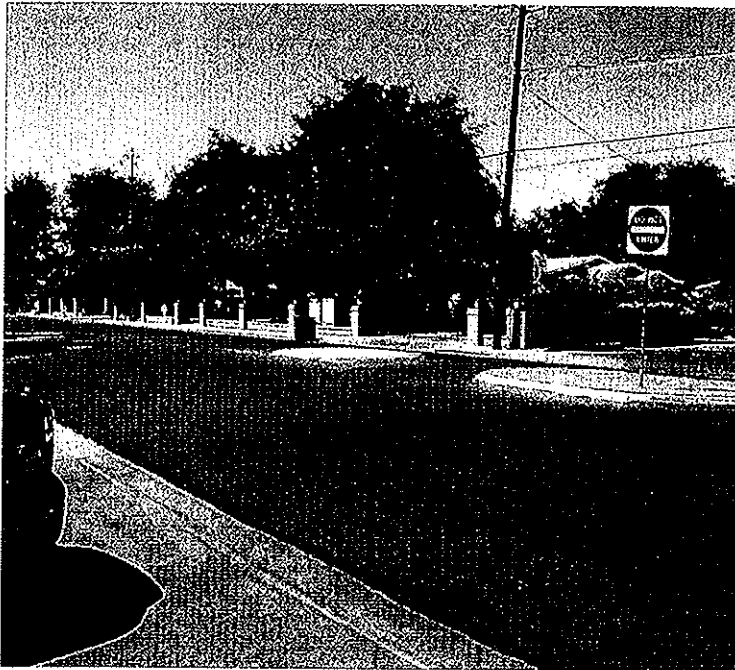
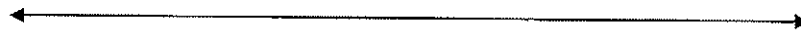
President, Saratoga Meadows Neighborhood Association
(702) 235-7797

Attachment: Photos of current area including other parking lots that do not allow traffic into and out of our neighborhood.

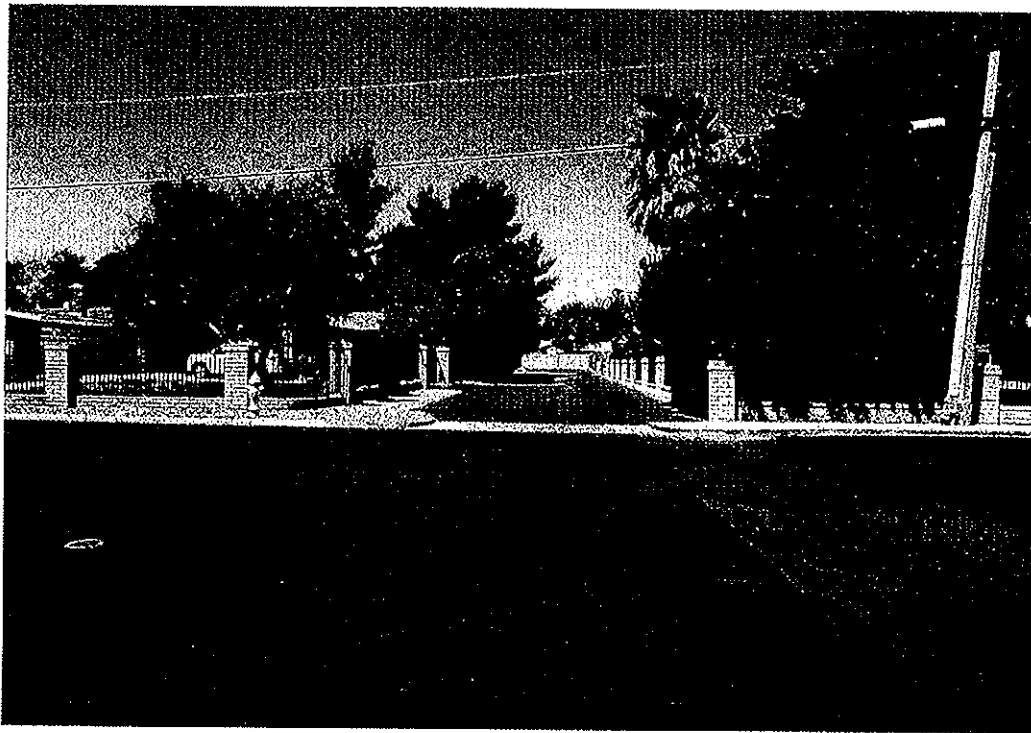


South

North

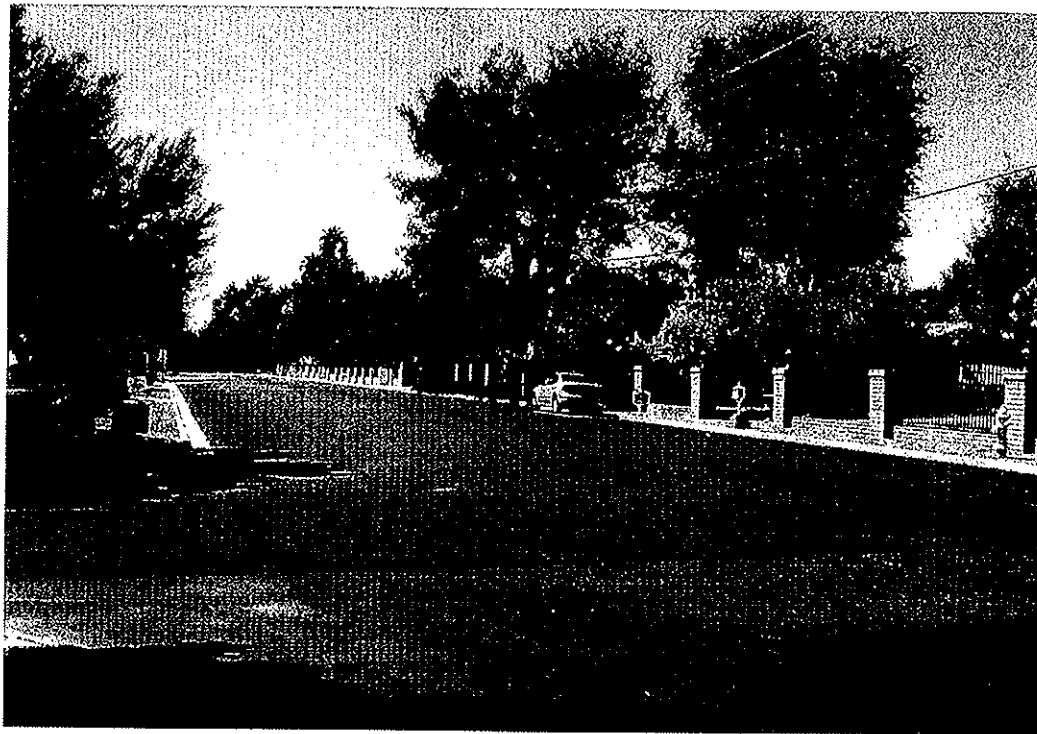


Views from existing parking lots (north of Ellis).
Existing traffic is unable to turn into our neighborhood.



South

North



Views in front of proposed parking lot. Ingress and egress route promotes traffic flow through our neighborhood.

REX A. BELL
1231 SHADOW LANE
LAS VEGAS, NV 89104
702/382-4216

July 29, 2009

Councilwoman Lois Tarkanian
Las Vegas City Hall
400 East Stewart Avenue
Las Vegas, Nevada 89101

Re: ZON-34775; SUP-34776; SDR-34777

Dear Councilwoman Tarkanian:

It has been brought to my attention that there is a meeting coming up regarding the addition of a 270 space parking lot in our area. This used to be a trailer park and apparently was vacated sometime ago and is now available. We understand that UMC is going to buy it and use it for parking.

Additionally, they want to acquire the property on the north side of Ellis and West of Shadow Lane which may or may not be part of the parking lot, but it is our understanding that it will be part of the parking. This will absolutely impact the Scotch 80's along Shadow Lane, Ellis, Waldman and all the way over to Rancho. The problem at this point in time is that there is a stop light at Westwood and Charleston so that people can cross from UMC to the bus stop. In my estimation, it is impossible to install another one so people will exit out of the new proposed parking lot onto Charleston; therefore, people will find it easier to go to Ellis, north on Shadow Lane to Charleston or south on Shadow Lane to Waldman then west to exit onto Rancho, thereby again causing traffic impacts on the entire neighborhood. It is a bad set up and will do damage to the value of the homes in this area.

The people on Charmast and Ellis Avenue are organizing to sell out to NDOT Eminent Domain project. How deep that goes, I do not know. They evidently have no concern for the neighborhood anymore, thereby agreeing to allow this parking lot in the neighborhood, and we were willing to give them passes so they could enter and exit our gates, should we have been allowed to gate our community.

It might be noted that we tried to close our neighborhood and privatize these streets and the people on Charmast were up in arms although they are not part of our neighborhood.

If you can insure that the parking lot, which holds a lot of cars, can go out to Charleston then it would not be so difficult to swallow. The way the plans appear, the parking lot backing up

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July 31, 2009

Page 2

to the homes on Westwood will negatively affect those homes and their values and because of all the traffic that will no doubt be directed to Shadow Lane, going north to Charleston or south to Waldman, it will negatively impact the residents south of Ellis. Councilwoman Lois Tarkanian

of the properties just south of the parking lot and south of Ellis and on the south side of the additional parking lot. It will affect a number of the homes on Westwood.

We have, for a number of years, tried to get the City to stop this type of thing and I have had discussions with you concerning the matter. There is a rule that in order to privatize, you had to have 100% approval. As we all know, with the number of people we have in our area, you cannot get a 100% approval rate on anything.

My point is that since we cannot gate the area under these requirements, there still is no need to ruin or over burden our neighborhood where people are restoring their homes, etc., in order to make it a nicer area of Las Vegas.

UMC does need parking and I am well aware they have a lot of backing but it has now come to the point where they are encroaching on a very nice old neighborhood. We already have enough problems with property values without having this occur.

Again, if you have a way to let the traffic flow out through the parking lot onto Charleston, it is not totally ideal, but that may be one way to solve it.

Sincerely,

REX BELL

cc: CLV Planning Commission
Mayor Oscar Goodman

Scotch Eighties Home Owners Association

840 S. Rancho #4-337
Las Vegas, NV 89106
(702) 759-0001 FAX 759-0003

Thursday, July 30, 2009

Ms. M. Margo Wheeler, Director
Planning and Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Faxed & Mailed: 474-7463

Attention: Director Wheeler,

RE: Zoning Change Application: ZON-34775, 1823 W. Charleston Blvd., 1128 Shadow Lane (APN: 162-04-111-018 and 162-112-005).

We would formally like to request a review by you and your senior office managers to determine why certain members of your Planning Staff gave 'Approval' for the rezoning of Residential Estates to Office-Parking that will result in the destruction of a historic (older than 50 years) single family home that, along with pioneer-planted trees and landscape, acts as a gateway to a stable, quality single family neighborhood. And, that in such re-zoning commercial development would be placed directly against viable single family housing.

After such review we would respectfully request that the Planning Department withdraw their approval to this re-zoning, based on the flawed methodology in their Planning Staff Report which applied incorrect findings, as such :

- a.) did not ascertain the true 'surrounding property' aspects;
- b.) ignored "Special District/Zones" which are impacted and involved;
- c.) that because of 'b', this re-zoning does not conform to the General Plan;
- d.) incorrect that "approving zoning will be compatible with surrounding land uses".
- e.) failed to supply evidentiary methodology to support "growth and development factors indicate need for appropriateness of the rezoning."
- f.) supplied no data to support assumption that street or highway facilities are adequate.
- c.) ignored the "Regional Significance" aspects.

Because of such a broad sweep in the findings within the Staff Report, which by contrary evidence are so against these findings, we have to raise a valid concern that certain Staff members may have acted in concert with the property owner, knowing full well that the property owner: (a) has in the recent past torn down single family homes in residential areas with the desire to gain commercial rezoning; and (b) the developer owns (next to the current zoning application) adjacent single family homes which would only benefit by the rezoning, thus to substantiate neighborhood deterioration (change of circumstances), towards future re-zoning of single family homes into medical type offices. Any lay person can see that there is a greater plan

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193

to commercialize the neighborhood by the applicant. We must ask at what time did the Planning Staff become aware of the possible additional plans by the selling developer to deteriorate neighborhood quality? We believe the Planning Staff forgot *Goal 2 of Neighborhood Revitalization of the Las Vegas Master Plan 2020: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.*

Further, we are amazed that the Planning Staff would so arbitrarily give "Approval" to the application without a comprehensive knowledge of the impact by a 24/7 two hundred seventy (270) car stall general medical parking lot, turned over at least 3 times a day, and what such activity would do with traffic impact both dumped into a single family neighborhood off Shadow Lane, as well as impede traffic flow at signals and cause dangerous pedestrian crossings on Charleston. One of your own Planning Staff members said publicly, 'A traffic study is not required for this approval.' And yet, after Planning Staff finds streets are adequate (Finding #4) that the applicant feels it now essential to seek such a traffic study. Traffic flows do have bearing in this issue. In our mind, to ignore the need for related data to support Finding #4, thereby ignoring potential safety and visual impacts speaks of poor planning expertise.

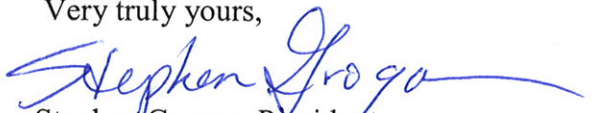
Finally, it is our position the City, Clark County and UMC, if this re-zoning were to pass, would be in violation of City of Las Vegas ordinances in regards to an unwarranted expansion outside the boundaries of the **Las Vegas Medical District Plan**, amended August 1, 2007; Resolution R-57-2007, and as such Plan is promulgated within the Las Vegas Master Plan 2020.

Such expansion would require a public hearing by both Planning Commission and City Council to change the boundaries of the Las Vegas Medical District as to the entire district towards the inclusion of these two parcels within the District. Such a hearing must occur **first and separate from the above listed proposed rezoning**. Our neighborhood association is adamantly opposed to the expansion of the Las Vegas Medical District Plan south of Charleston, and believe that should have been the position of the Planning Department, to obey existing statutes.

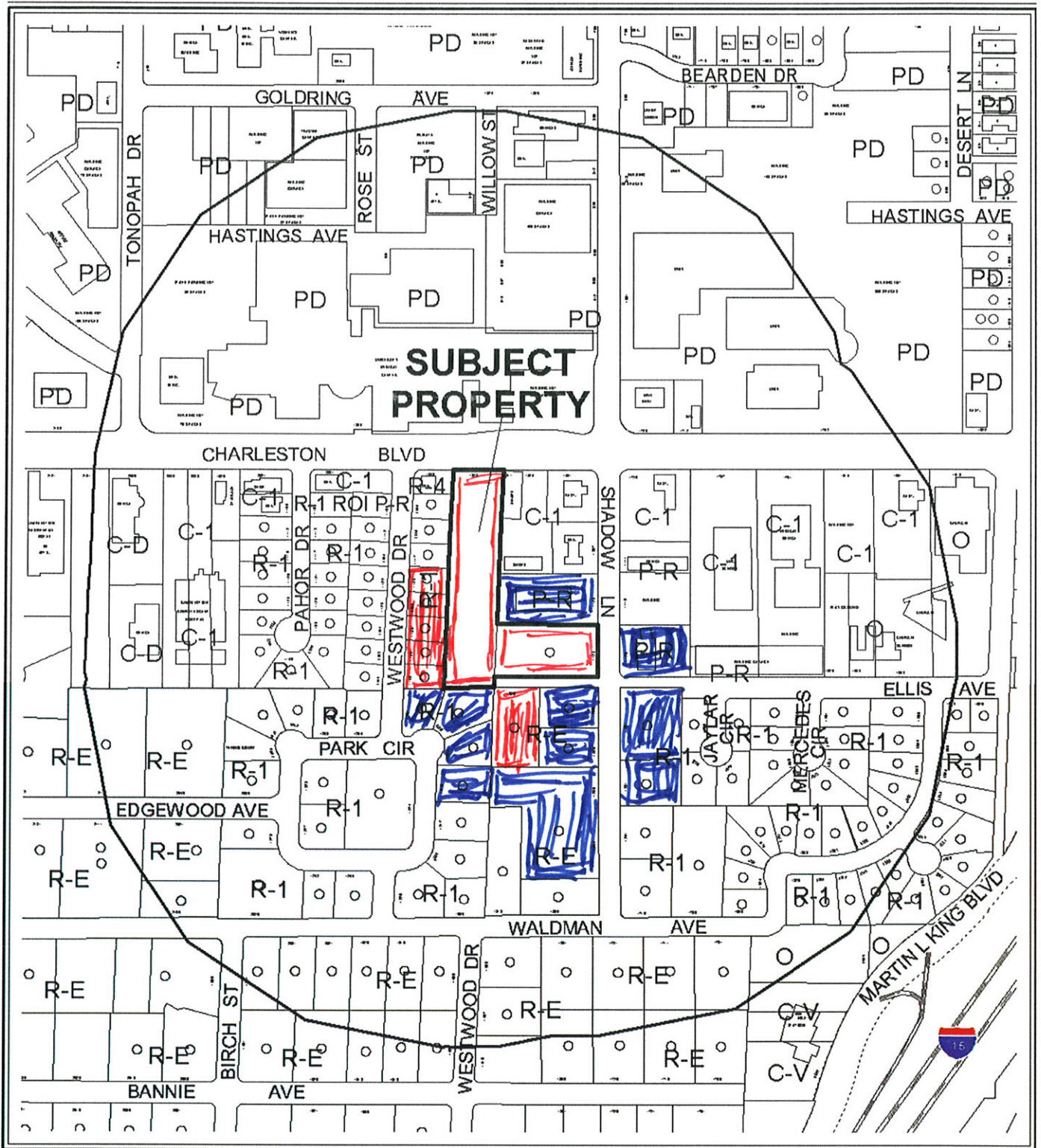
Thus by all these flaws we question Planning Staff conclusions in reaching their *Findings for Approval*, even to believe there is more behind this application approval than meets the eye.

I, and members of our Association, would be more than happy to visit with you and your staff members to discover true facts and to discuss other factual information which was omitted or overlooked in your analysis.

Very truly yours,


Stephen Grogan, President
Scotch Eighties Home Owners Association
Phone: 303-5915
Email: Scotch80Neighbor@gmail.com

cc: Chairman, Planning Commission
Mayor of Las Vegas
Board, Scotch 80's Association



CASE: **ZON-34775**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

Developer Owned
Signed Opposition
in Immediate Proximity



FOX FAMILY TRUST
1250 SHADOW LANE
LAS VEGAS, NV 89102-2414
TEL: (702) 384-8230

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

SUBJECT: ZON-34775; SUP-34776; SDR-3477

Gentlemen:

This letter is to inform you that the Fox Family Trust is for all of the subject actions. We know Mr. John Bielinski and believe that his intended plans are best for the property that he owns. Any questions can be directed to me at the above telephone number.

Sincerely,

Morton Fox
Fox Family Trust
Morton Fox, Trustee

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 27, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - VAR-35038 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GLEN A. BECKNER & CATHERINE BECKNER - Request for a Variance FOR A PROPOSED METAL ACCESSORY STRUCTURE (CLASS II) WITH A HEIGHT OF 18 FEET WHERE 17 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW A TOTAL AREA OF 2,140 SQUARE FEET WHERE 1,171 SQUARE FEET IS THE MAXIMUM AREA ALLOWED FOR ALL ACCESSORY STRUCTURES IN THE REAR YARD, AND TO ALLOW AN ACCESSORY STRUCTURE TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPLE DWELLING UNIT (STUCCO) on 0.50 acres at 638 Lacy Lane (APN 139-32-301-007), R-E (Residential Estates) Zone, Ward 1 (Tarkanian)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

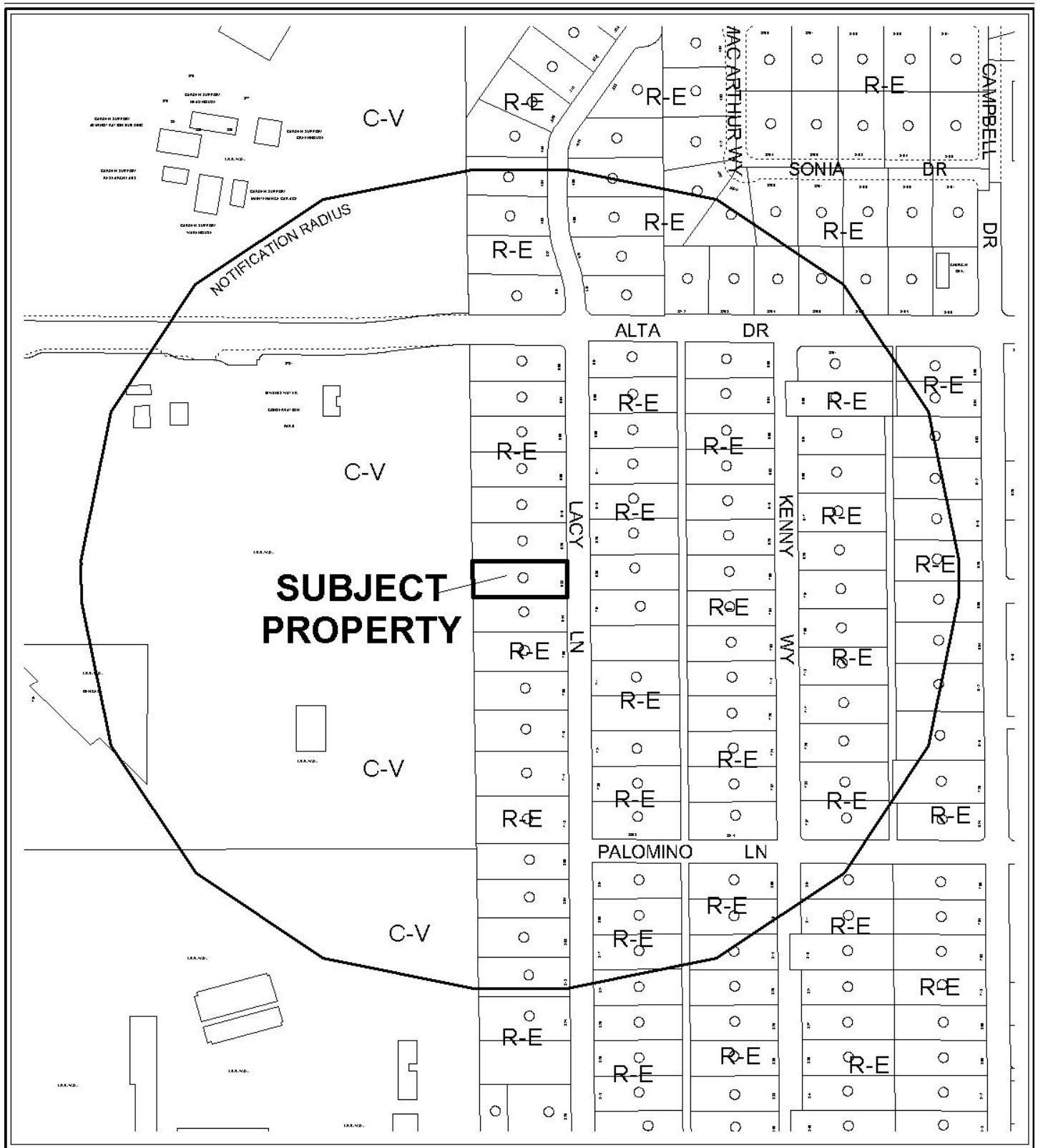
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: VAR-35038

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)





CASE: VAR-35038

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-35038 - APPLICANT/OWNER: GLEN A. BECKNER & CATHERINE BECKNER

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The applicant shall obtain a demolition permit from the Building and Safety Department and remove the existing accessory structure within 30 days of final action.
2. This approval shall be void two years from the date of final approval, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-35038 - Staff Report Page One
August 27, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance for a proposed metal Accessory Structure (Class II) with a height of 18 feet where 17 feet is the maximum height allowed, to allow a total area of 2,140 square feet where 1,226 square feet is the maximum area allowed for all accessory structures in the rear yard, and to allow an accessory structure to not be aesthetically compatible with the principle dwelling unit, which has a stucco finish. The subject site is a well-maintained single-family residence located at 638 Lacy Lane. If denied, the proposed accessory structure will have to be redesigned to comply with the requirements of Title 19 prior to the issuance of any building permit. The proposed structure will not be compatible with either the existing residence at the subject site, or the development on adjacent residential lots. The applicant has provided no evidence of unique or extraordinary circumstances and has created a self-imposed hardship by proposing a structure that does not meet the requirement of Title 19.08; therefore, staff is recommending denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
06/20/02	The City Council approved a request for a General Plan Amendment (GPA-0047-01) from L (Low Density Residential) to DR (Desert Rural Density Residential) on property located in the general vicinity of the Charleston Boulevard/Rancho Drive intersection. The Planning Commission and staff recommended approval.
08/13/09	The Planning Commission abeyed a request for a Variance (VAR-35038) for a proposed metal Accessory Structure (Class II) with a height of 18 feet where 17 feet is the maximum height allowed, to allow a total area of 2,140 square feet where 1,226 square feet is the maximum area allowed for all accessory structures in the rear yard, and to allow an accessory structure to not be aesthetically compatible with the principle dwelling unit, which has a stucco finish.
<i>Related Building Permits/Business Licenses</i>	
10/20/08	A building permit (#125370) was issued for a two-foot block wall located in the front yard at 638 Lacy Lane. The building permit received final approval on 10/20/08.
11/14/08	A building permit (#127220) was issued for a six-foot block wall located in the rear yard at 638 Lacy Lane. The building permit received final approval on 11/14/08.
03/13/09	A building permit (#135517) was issued for an electrical upgrade from the existing 200 amp to 400 amp for a future detached workshop. The building permit received final approval on 03/13/09.

GK

VAR-35038 - Staff Report Page Two
August 27, 2009 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
06/12/09	A pre-application meeting was held where the submittal requirements for a Variance were discussed.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
07/09/09	Staff performed a routine field check where a well-maintained single-family residence was observed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.50

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single-Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single-Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single-Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Las Vegas Valley Water District (Offices, Parking Lot, Park)	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District -175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

VAR-35038 - Staff Report Page Three
August 27, 2009 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Per Title 19.08.040(B)(1) for Accessory Structures

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	21,004 SF	Y
Min. Lot Width	100 Feet	89 Feet	N*
Min. Setbacks • Front • Side • Corner • Rear	N/A 3 Feet N/A 3 Feet	N/A 5 Feet N/A 7 Feet	 Y Y
Min. Distance Between Buildings	6 Feet	17 Feet	Y
Max. Lot Coverage	50%	21%	Y
Max. Building Height	17 Feet	18 Feet	N

**The existing lot is legally non-conforming for lot width.*

<i>Variance</i>			
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Percent of Deviation</i>
Per Title 19.08.040(B)(c) The total floor area of all accessory structures shall not exceed fifty (50) percent of the floor area of the principal dwelling unit constructed on the same lot.	1,226 SF Maximum	2,140 SF	75%
Per Title 19.08.040(B)(f) An accessory structure must be aesthetically compatible with the principal dwelling unit.	Stucco, Painted Same Color as Primary Residence.	Corrugated Metal, Painted to Match Primary Residence	N/A
Per Title 19.08.040(B)(b) A detached accessory structure shall not exceed two stories in height (with a maximum of 35 feet), or the height of the main building, whichever is less.	17 Feet Maximum	18 Feet	6%

ANALYSIS

The requested Variance for a proposed Accessory Structure (Class II) does not meet the requirements of Title 19 for total area, height and aesthetic compatibility. The applicant submitted photographs on 08/14/09 illustrating a 110 square-foot laundry room that had been

VAR-35038 - Staff Report Page Four
August 27, 2009 - Planning Commission Meeting

converted from a portion of the existing garage. This laundry room can be calculated as part of the overall square-footage of the dwelling unit, increasing the size of the house from 2,342 square-feet to 2,452 square-feet. The increase has only reduced the percent of deviation and is still not in compliance with Title 19. Per Title 19.08.040, the total floor area of all accessory structures shall not exceed fifty percent of the floor area of the principal dwelling unit.

The structure will not be compatible or harmonious with development in the surrounding area, and the applicant has provided no evidence of unique or extraordinary circumstances to substantiate the request. As the applicant has created a self-imposed hardship by proposing a structure that does not meet the requirement of Title 19.08, staff is recommending denial of this request.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an accessory structure that exceeds the allowable square-footage, height requirement, and is aesthetically incompatible with the principle dwelling unit, as required by Title 19. Alternative design for the proposed accessory structure would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-35038 - Staff Report Page Five
August 27, 2009 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 95

APPROVALS 6

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-35038** APN: 139-32-301-007

Name of Property Owner: Glen A. & Catherine C. Beckner

Name of Applicant: Glen A. Beckner

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Glen A. Beckner
Catherine C. Beckner

Print Name: Glen A. Beckner
Catherine C. Beckner

Subscribed and sworn before me

This 15th day of JUNE, 2009

Sharon L. Sisley
Notary Public in and for said County and State

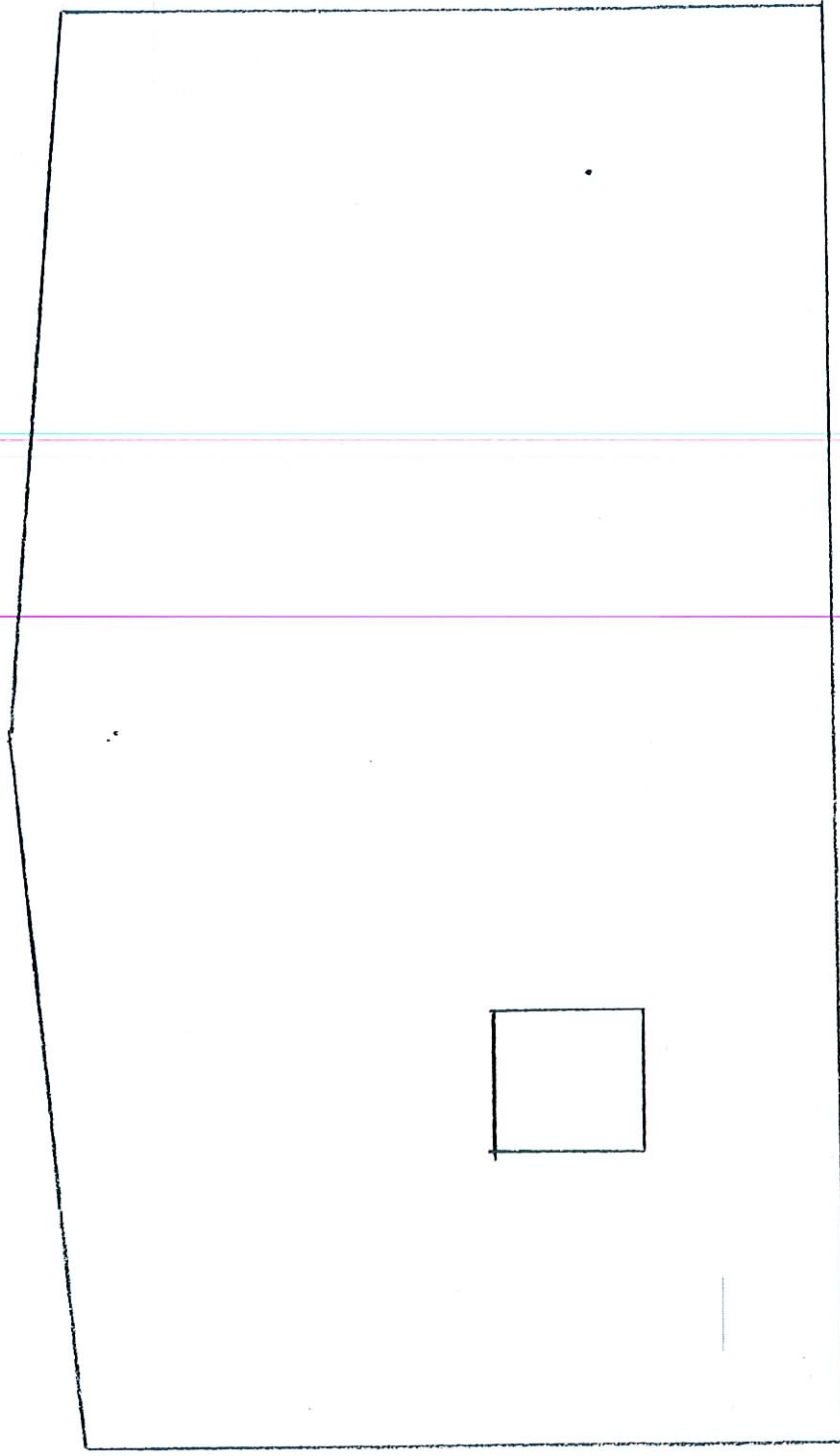


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JUN 29 2009



REVISED
08/13/09 PC



16' 4' 3'

6' 3' 21' 30'

RECEIVED

JUN 29 2009

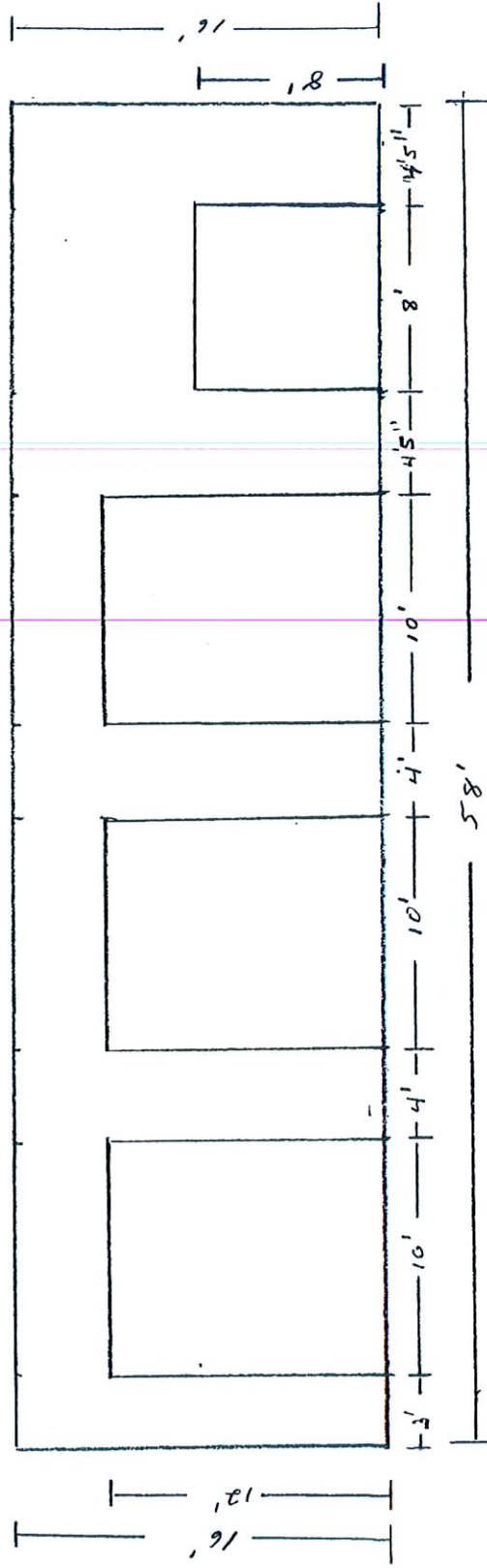
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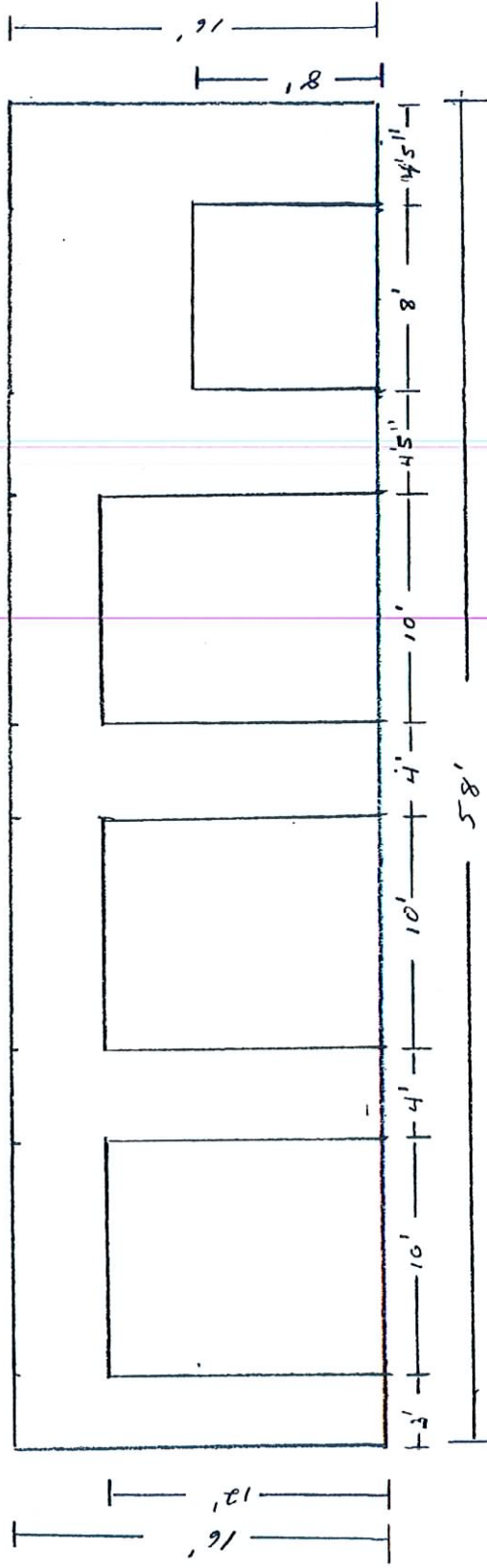
SOUTH ELEVATION

1/4" = 1'
10'

VAR-35038
08/13/09 PC

JUN 29 2009

$$\frac{12}{18} = \frac{2}{3}$$




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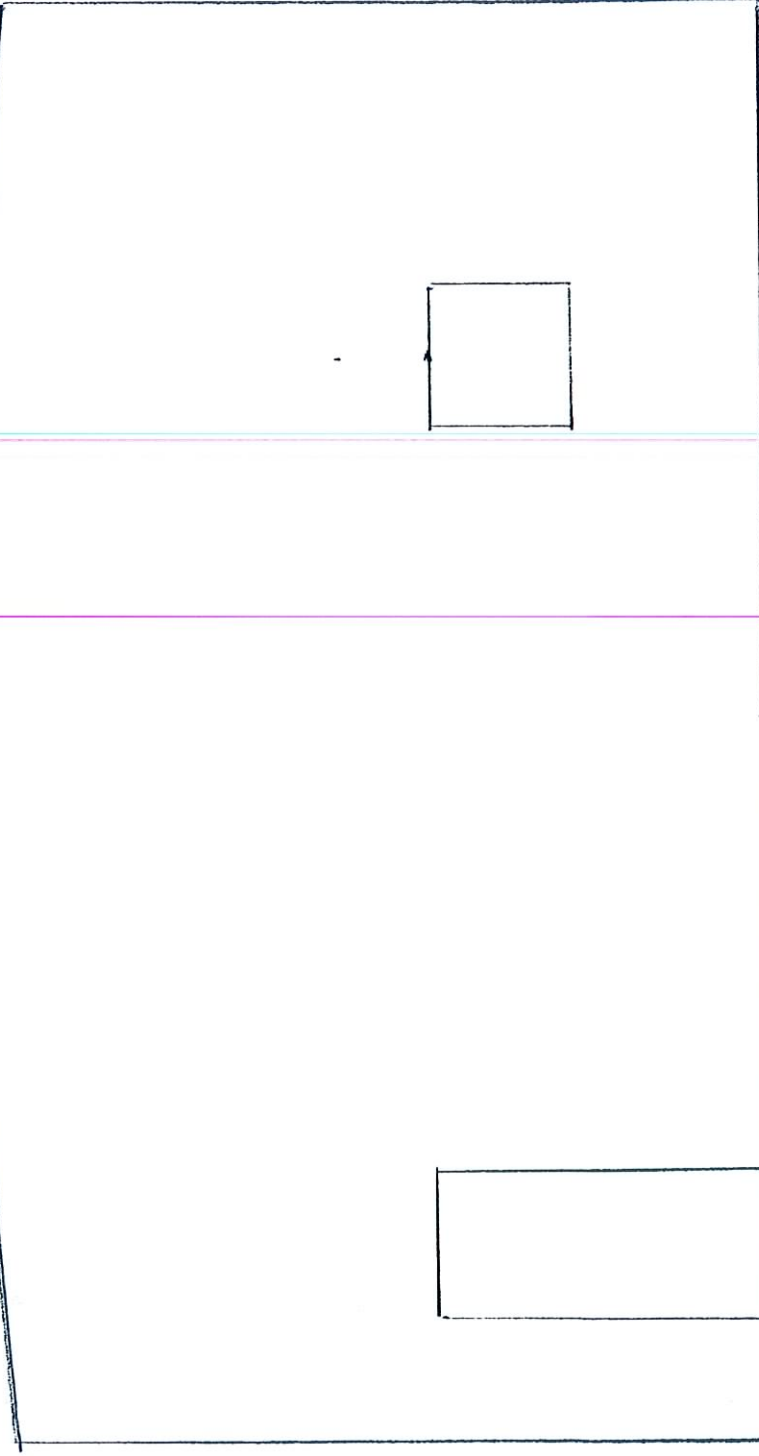
JUN 29 2009

VAR-35038
08/13/09 PC

EAST ELEVATION

1/8" = 1'
12'

9' ——— 3' ——— 4' ———



2'6" — 3' — 15'6" — 3' — 6'

RECEIVED

JUN 29 2009

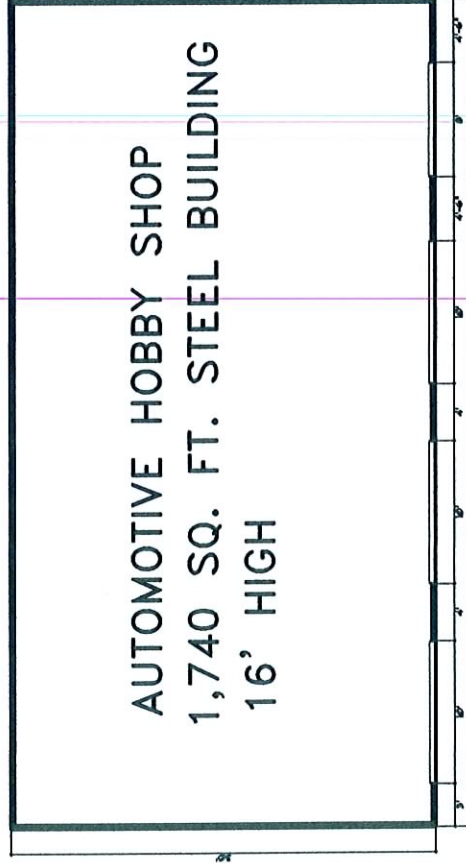
VAR-35038
08/13/09 PC

1/4" = 1'
10'

NORTH Elevation



NORTH



FLOOR PLAN

SCALE 1/4"=1' FT.

INSTALL MANUFACTURED STEEL BUILDING 30' X 58'X 16'H. AT THE REAR LEFT CORNER OF PROPERTY .

PROPOSED USE AUTOMOTIVE HOBBY SHOP

VAR-35038

08/13/09 PC

FLOOR PLAN

SCALE	1/4"=1' FT.	OWNER BUILDER
DATE	6 / 25 / 09	REVISION *

JUN 29 2009

THE BECKNER RESIDENCE

2

Coastal Steel Structures

1-888-783-3535

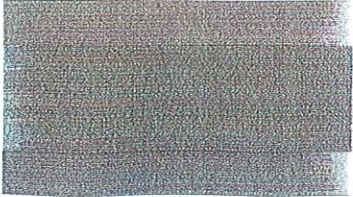
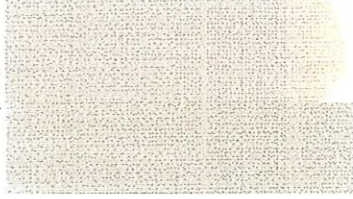
STANDARD PANEL PAINT SYSTEMS

Exterior painted roof and wall panels are precision roll formed from pre-painted galvanized or Galvalume® coils. The metal is first subjected to a strenuous cleaning process followed by the application of an oven-cured primer. Next the finish coat is applied under constant monitoring for proper cure temperature and color uniformity. Before panels are formed, the finished coil is subjected to stringent quality control tests including: physical bend resistance, impact resistance; and film thickness, hardness, gloss, and color. The standard paint system is an industry proven Silicone-Polyester coating. Silicone-Polyester is a recognized standard of product quality for exterior building systems. Printed colors are matched as closely as possible. Exact color match should be made from metal chip samples.

*Liner panels for wall and roof are normally provided in a 28 gage panel coated with a highly serviceable interior grade white polyester coating. Liner panels are for inside use and are not intended to be exposed to the effects of weather or sunlight. All painted wall and trim products are painted with the same high quality paint system described here. Galvalume® Trim may be available at a slight increase in price.

*Backer side primer colors may vary.

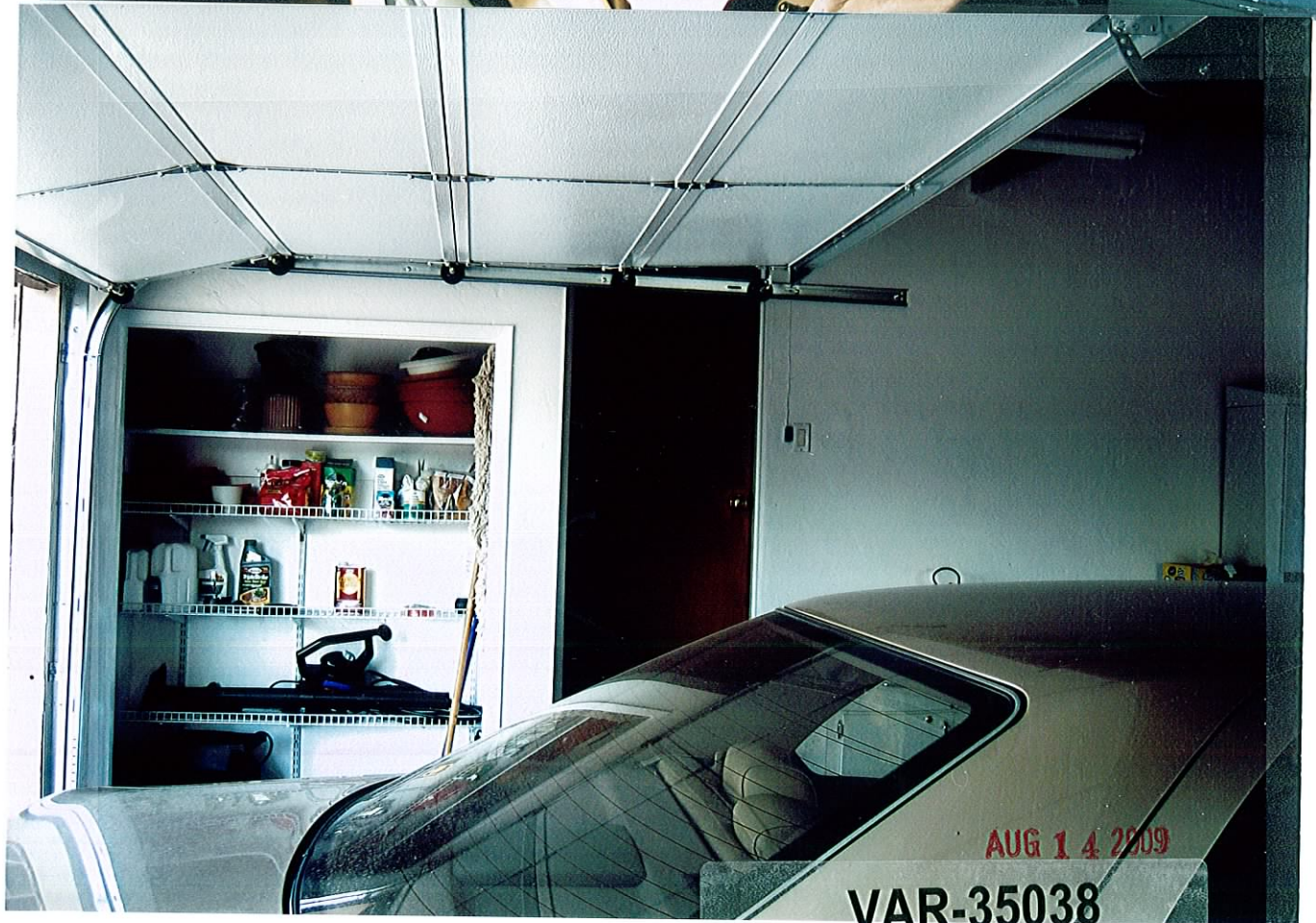
SILICONIZED POLYESTER

BURNISHED SLATE (BS)	EVERGREEN (EG)	AZTEC BLUE (AB)	BRICK RED (BR)	SAGEBRUSH TAN (SB)	FOX GRAY (FG)	LIGHTSTONE (LS)	POLAR WHITE (PW)
							

VAK-35038

08/27/09 PC

AUG 14 2009



VAR-35038
08/27/09 PC



VAR-35038
08/27/09 PC

VAR-35038
08/13/09 PC



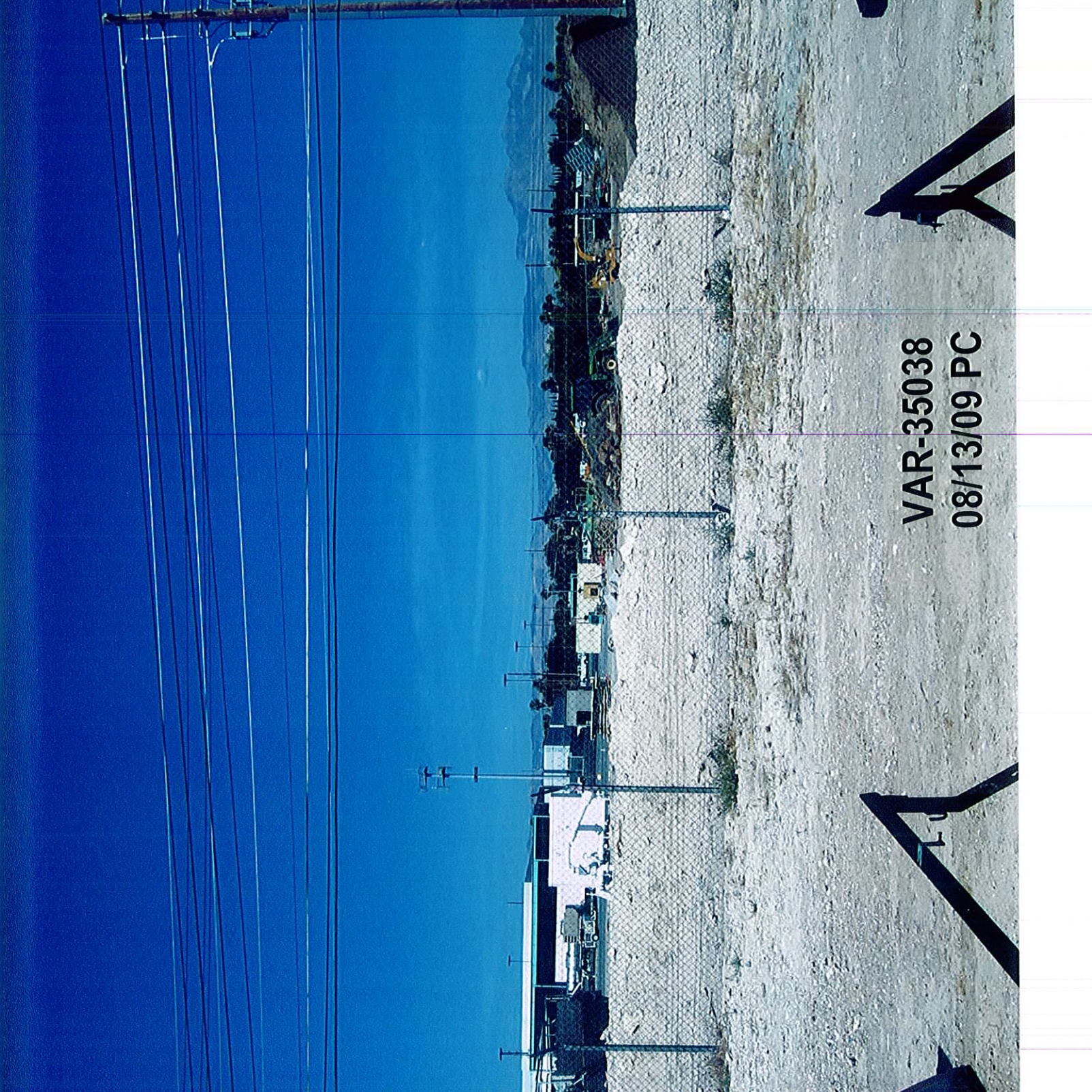
VAR-35038
08/13/09 PC

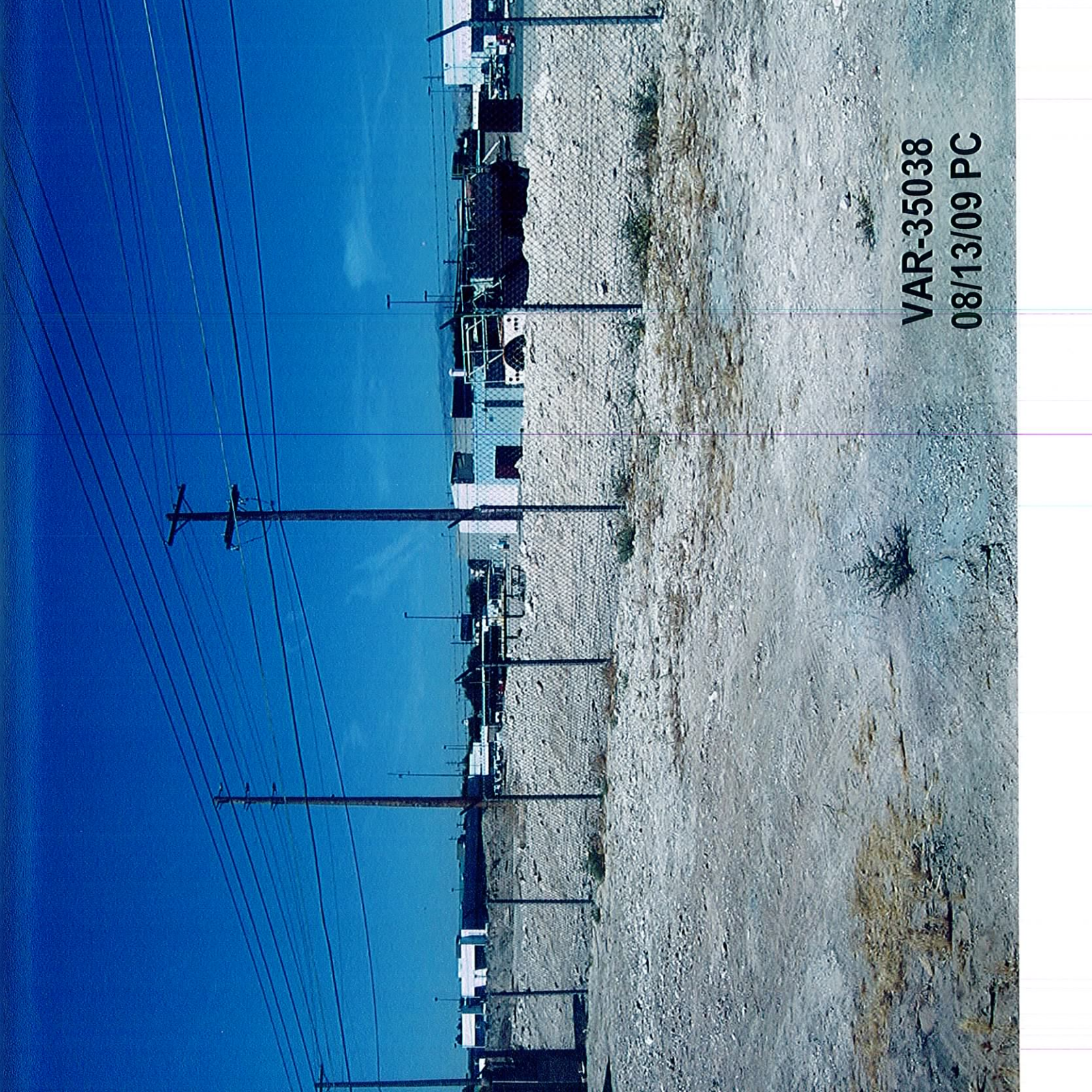


VAR-35038
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VAR-35038
08/13/09 PC

VAR-35038
08/13/09 PC



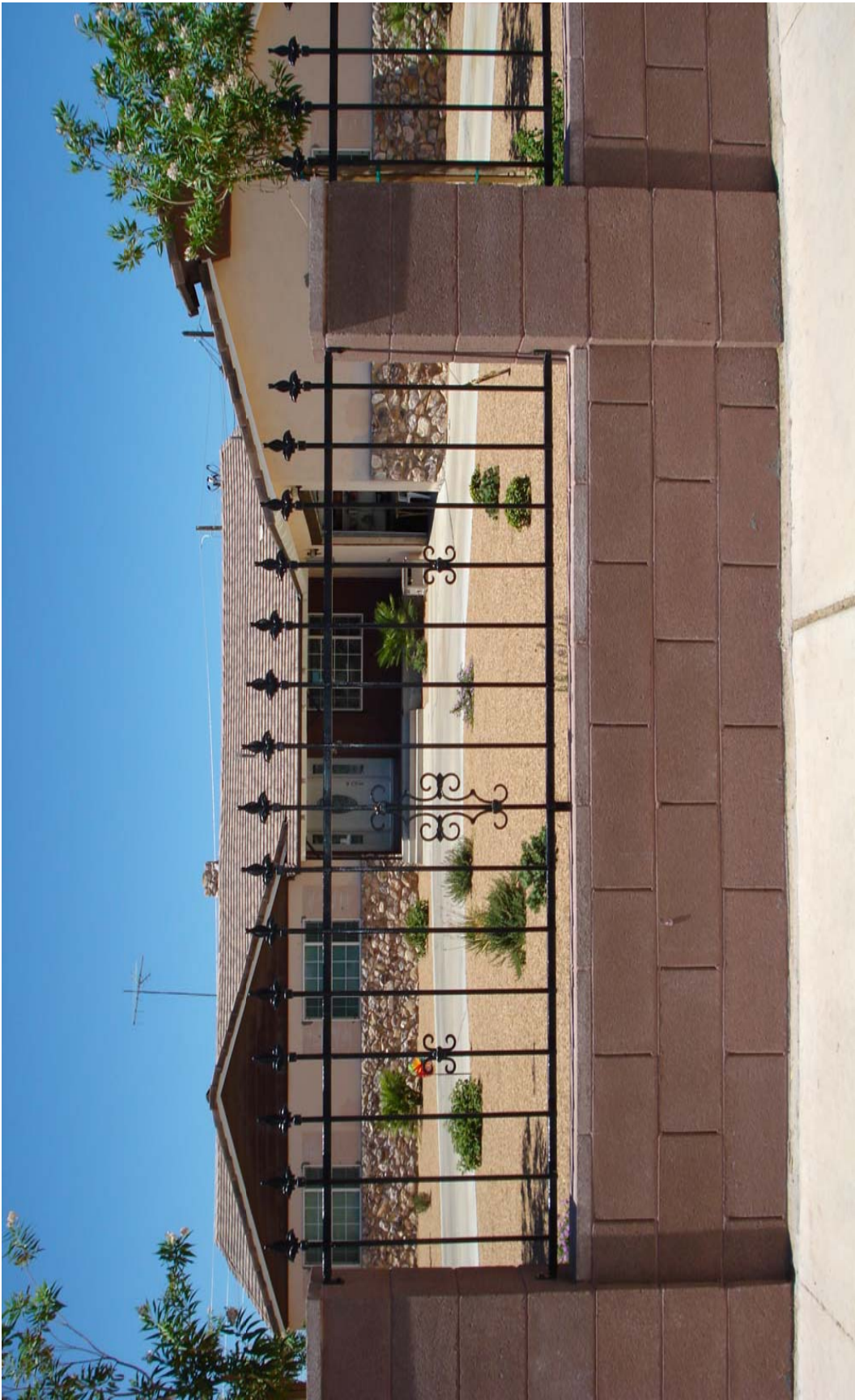


VAR-35038 - APPLICANT/OWNER: GLEN A. BECKNER & CATHERINE BECKNER

638 LACY LANE

AUGUST 13, 2009 PLANNING COMMISSION

07/09/09



VAR-35038 - APPLICANT/OWNER: GLEN A. BECKNER & CATHERINE BECKNER

638 LACY LANE

AUGUST 13, 2009 PLANNING COMMISSION

07/09/09

June 29, 2009

To: Planning & Development Department

Re: Request for approval to construct a workshop/hobby shop on the rear of my property at 638 Lacy Lane, Las Vegas, Nevada 89107.

I retired recently and would like to build a workshop/hobby shop on the rear of my property. I have several old vehicles I would like to restore and also would like to do some wood working projects.

Due to the fact there are numerous workshops in my neighborhood, I recently purchased a metal building, which is 30 X 58 feet with 16-foot sidewalls. I have since found out that I need variances in accordance with the building codes.

I am requesting a variance on each of the following:

Height -as my house is 17 feet, 1-1/2 inches, I would like the height allowed for the building to be 18 foot.

Square Footage – My house is approximately 2600 square feet and the building is 1740 square feet, which is more than half the square footage of my house so I would like a variance on the building square footage.

Building wall height is 16 foot and I would like a variance to conform to this.

Also, the completed building on the rear of my property will not be very noticeable from the street.

Thank you for your attention and consideration to my request.



Glen A. Beckner

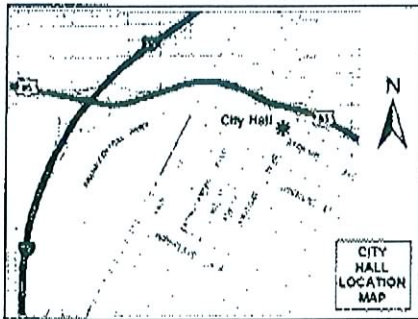
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JUN 29 2009

VAR-35038
08/13/09 PC

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

☒

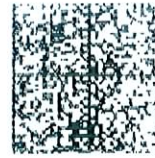
I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-35038

Planning Commission Meeting of 8/13/2009

08/05/2009 08:38 04



RECEIVED

AUG 05 2009

13932210017

Case: VAR-35038

ROBINSON ROBERT E & BETTY E
 417 LACY LN
 LAS VEGAS NV 89107-3210

ENCLOSURE

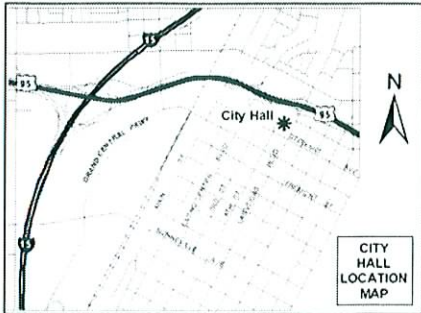


16P

16A

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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-35038

Planning Commission Meeting of 8/13/2009

PRESORTED
FIRST CLASS



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13932310008
S F H LIVING TRUST
701 LACY LN
LAS VEGAS NV 89107-4441

Case: VAR-35038

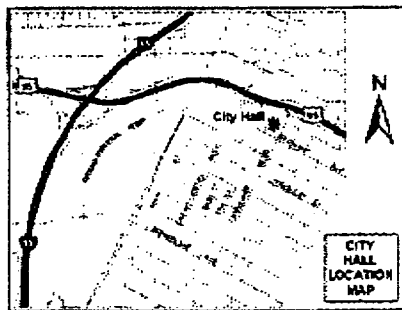
ENCLOSURE



16A

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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-35038

Planning Commission Meeting of 8/13/2009

PRESORTED
FIRST CLASS



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Case: VAF-35038
13932301013
MAHER JOHN B & PAMELA A
718 LACY LN
LAS VEGAS NV 89107-4440

EA/DE 11 89107

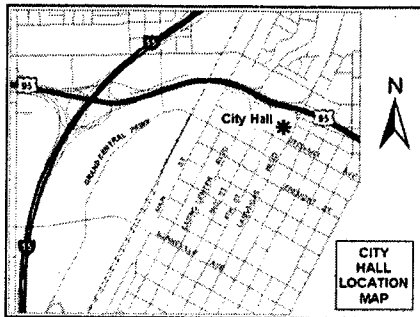


Submitted after final agenda

Date 8/7/09 Item 16A

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



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☒ I SUPPORT
this Request



☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-35038

Planning Commission Meeting of 8/13/2009

J. L.

EAUCS11 29107



PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101
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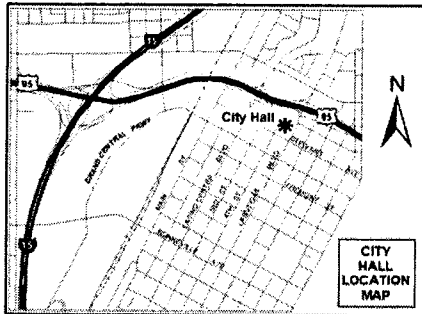
Case: VAR-35038

Submitted after final agenda

Date 8/7/09 Item 16A

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

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VAR-35038

Planning Commission Meeting of 8/13/2009

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Case: VAR-35038

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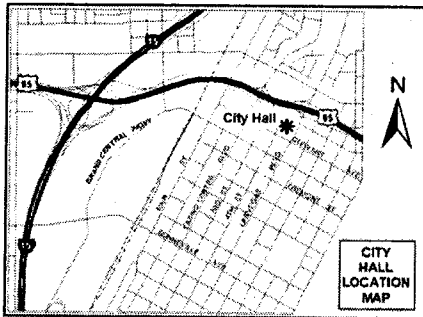


Submitted after final agenda

Date 8/10/09 Item 16A

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

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VAR-35038

Planning Commission Meeting of 8/13/2009

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LAS VEGAS NV 89107-4453

Case: VAR-35038

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Submitted after final agenda

Date 8/10/09 Item 16A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 27, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-35521 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NORA'S WINE BAR AND OSTERIA, LLC - OWNER: RAMPART COMMONS, LTD., LLC - Request for a Major Amendment to an approved Special Use Permit (SUP-5947) FOR A 1,100 SQUARE-FOOT ADDITION TO AN EXISTING LIQUOR ESTABLISHMENT (ON AND OFF-PREMISE SALE OF BEER AND WINE) at 1031 South Rampart Boulevard (APN 138-32-411-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

C.C.: 10/07/2009

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

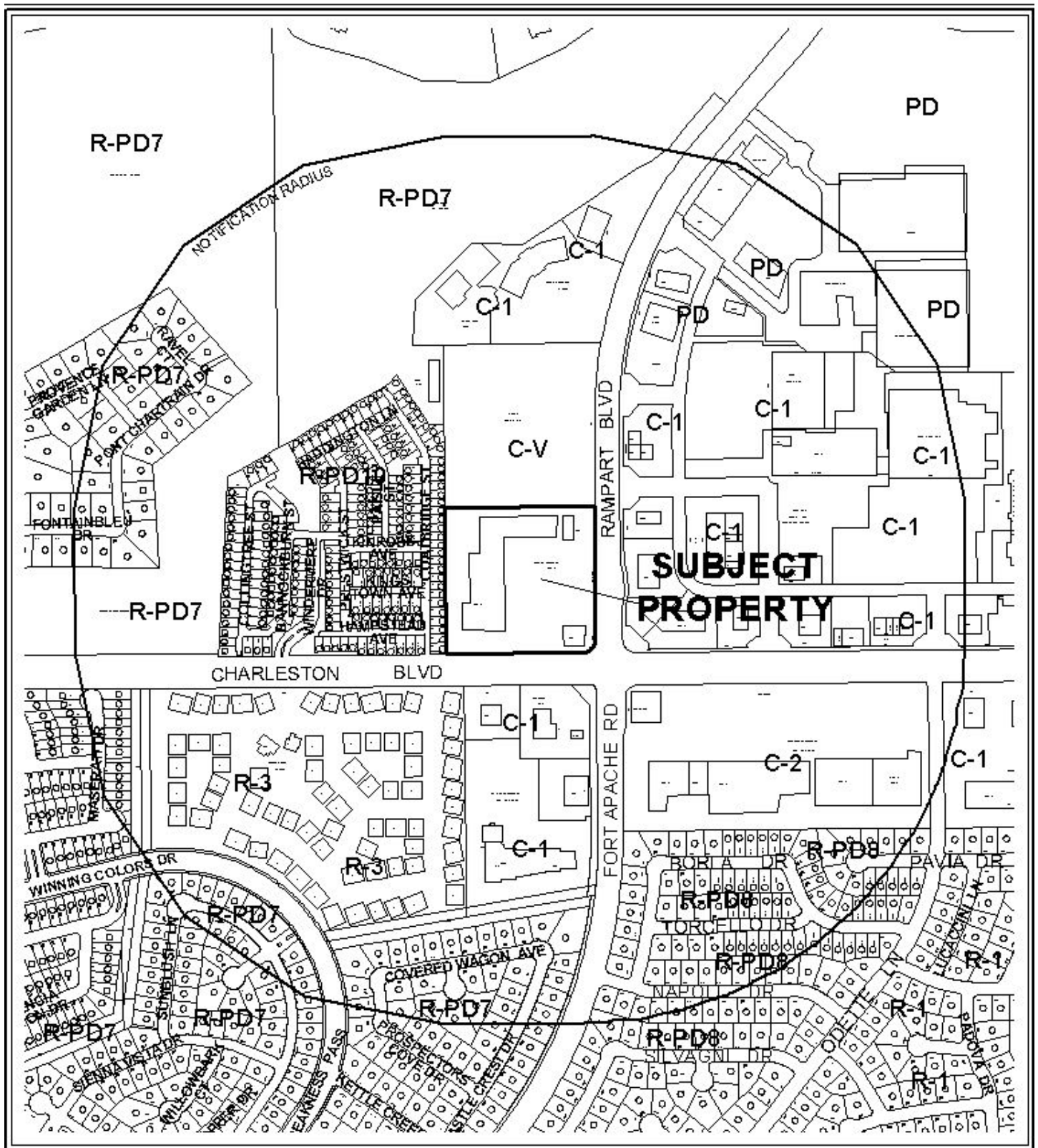
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-35521**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 1000 Feet





CASE: **SUP-35521**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 1000 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-35521 - APPLICANT: NORA'S WINE BAR AND OSTERIA, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler (On-and Off-Premise Sale Establishment).
2. Conformance to the conditions for Special Use Permit (SUP-5947) and Site Development Plan Review (SDR-5946) if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35521 - Staff Report Page One
August 27, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant Nora's Wine Bar and Osteria is proposing to expand their existing 3,430 square-foot Restaurant with Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) by 1,103 square feet at 1031 South Rampart Boulevard. The proposed expansion has necessitated the need for the subject Special Use Permit request. If denied, the proposed expansion of the existing use would not be permitted, but the existing Restaurant with Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) use would remain in its current condition. The proposed expansion is appropriate at this location; therefore staff is recommending approval of this request.

ISSUES

- The applicant is expanding the existing Restaurant with Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) by 1,103 square feet, which requires the subject Special Use Permit application.
- No Waivers are needed as a part of the subject application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
01/17/01	The City Council approved a Site Development Plan Review [Z-0017-90(34)] for a 75,650 square-foot commercial center on the northwest corner of Charleston Boulevard and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
04/06/05	The City Council approved a Site Development Plan Review (SDR-5946) for a 737 square-foot expansion to an existing Shopping Center and a Special Use Permit (SUP-5947) for a Liquor Establishment (On and Off-Premise Sale of Beer and Wine) on 8.28 acres at 1031 South Rampart Boulevard. The Planning Commission and staff recommended approval of the requests.
<i>Related Building Permits/Business Licenses</i>	
1999	The subject Shopping Center was constructed in 1999 and has not changed ownership since construction.
08/16/02	A Building Permit (#2014948) was issued for a tenant improvement at 1031 South Rampart Boulevard. The permit was finalized on 10/09/02.
08/25/05	A Building Permit (#5006066) was issued for a 658 square-foot addition to an existing restaurant and a tenant improvement at 1031 South Rampart Boulevard. The permit was finalized on 05/18/06.
04/28/06	A Business License (#L11-00004) was issued for Beer/Wine/Cooler On-and-Off-Sale at 1031 South Rampart Boulevard.

BTS

SUP-35521 - Staff Report Page Two
August 27, 2009 - Planning Commission Meeting

07/09/09	A Building Permit (#143142) was denied for a tenant improvement at 1031 South Rampart Boulevard. The permit is pending approval of the subject Special Use Permit application.
Pre-Application Meeting	
08/13/09	A pre-application meeting was held on the indicated date to discuss the elements of a Special Use Permit application: • A new Special Use Permit is required as the applicant is expanding the existing business by 1,103 square feet. • No Waivers are required as a part of the request.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
08/06/09	A field check was completed on the indicated date. Planning and Development staff identified the following issues: • Nora's Wine Bar currently exists on the subject site as Restaurant with Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) at 1031 South Rampart Boulevard.

Details of Application Request	
Site Area	
Net Acres	8.28 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	L.V.V.W.D. Pump Station	PF (Public Facilities)	C-V (Civic)
South	Shopping Center	M (Medium Density Residential) and SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single-Family Dwellings	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Peccole Ranch	X		Y

BTS

SUP-35521 - Staff Report Page Three
August 27, 2009 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails (Multi-Use Non Equestrian)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

In addition to Table 14-12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	73,915 s.f.	1 space per 250 square feet of g.f.a	296	7	430	12	
Restaurant with Beer/Wine/Cooler (On-and Off-Premise Sale Establishment)	1,103 s.f. addition to existing 3,430 s.f. Restaurant		19	1			
TOTAL	78,448 s.f.			314			430

ANALYSIS

The applicant is proposing to add 1,103 square feet to an existing 3,430 Restaurant with Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) at 1031 South Rampart Boulevard. The proposed addition has necessitated the need for the subject Special Use Permit. The existing business has been in operation since 2006. The proposed addition of 1,103 square feet to the existing use is compatible with existing and surrounding land uses; therefore approval of the subject Special Use Permit is recommended.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

SUP-35521 - Staff Report Page Four
August 27, 2009 - Planning Commission Meeting

The proposed expansion of the existing use is compatible with the SC (Service Commercial) land use designation and surrounding uses in the area.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed expansion of the existing Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) use will be located within an existing Shopping Center, which is physically suitable for the type and intensity of the land use proposed.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Access to the site is provided from Charleston Boulevard and Rampart Boulevard, which are both 100-foot Primary Arterials, as indicated on the Master Plan of Streets and Highways. Both are adequate to facilitate the traffic generated by the proposed expansion of the Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) use.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of this Special Use Permit will not compromise the public health, safety, or welfare as the proposed Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

The proposed Beer/Wine/Cooler (On-and Off-Premise Sale Establishment) use meets all requirements as pursuant to Title 19.04.

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 430

APPROVALS 1

PROTESTS 1



~ SITE PLAN

SUP-35521
08/27/09 PC

AUG 10 2009

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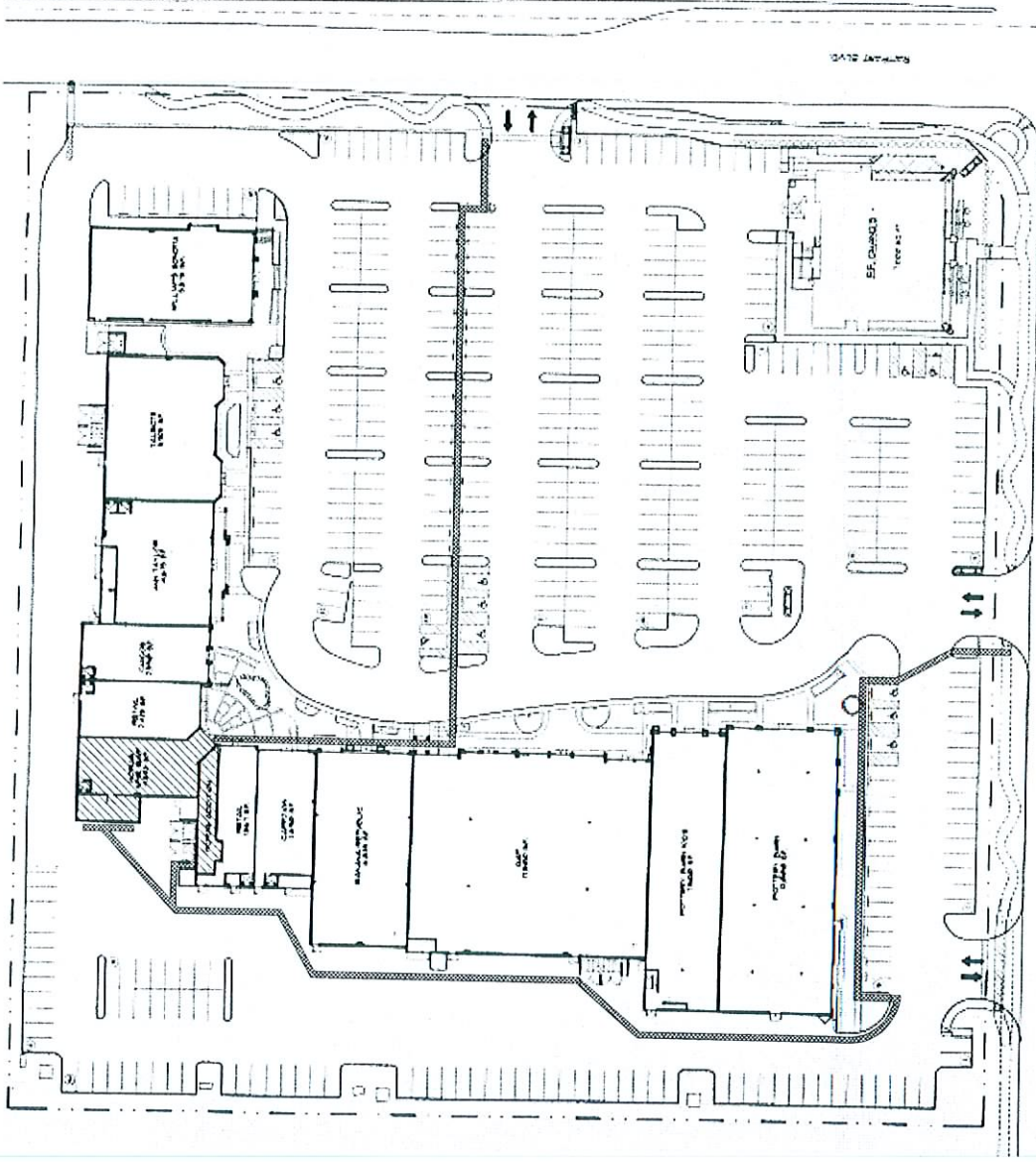
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date	10/28/09
proj. no.	2009031
drawn by	

Nora's Wine Bar
1031 S. Rampart Blvd.

THE PLANS ARE SUBJECT TO REVIEW BY THE CITY OF DENVER AND ALL SUBMITTALS TO THE CITY OF DENVER SHALL BE REVIEWED BY THE CITY OF DENVER AND ALL SUBMITTALS TO THE CITY OF DENVER SHALL BE REVIEWED BY THE CITY OF DENVER.

John
davis
architect

revisions



PARKING STUDY

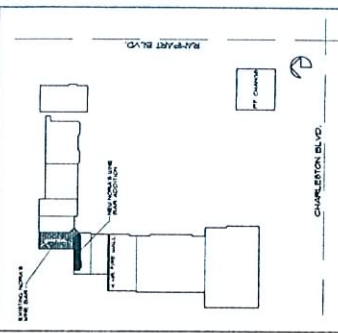
REQUIRED ZONING: C1
EXISTING ZONING: C1
APN: 08-33-411-003

AREA/PARKING SUMMARY

USE	AREA	FACTOR	REQUIRED	PROVIDED
RETAIL	10,000 SF	1.0	100 SPACES	111 SPACES
RESTAURANT	10,000 SF	1.0	100 SPACES	111 SPACES
OFFICE	10,000 SF	1.0	100 SPACES	111 SPACES
STORAGE	10,000 SF	1.0	100 SPACES	111 SPACES
TOTALS	40,000 SF		400 SPACES	444 SPACES

HANDICAPPED PARKING REQUIRED: 1 VAN + 8 HC + 8 HC
HANDICAPPED PARKING PROVIDED: 1 VAN + 8 HC + 8 HC

TYPE OF CONSTRUCTION: YES - 100% INCREASE
SPRINKLED: YES - 100% INCREASE
ALLOWABLE AREA (A-2): 10,000 SF + 10,000 SF + 10,000 SF
(A-2) W/ NONSEPARATED USES: 10,000 SF
ACTUAL AREA: C + D





SUP-35521 - APPLICANT: NORA'S WINE BAR AND OSTERIA, LLC - OWNER: RAMPART COMMONS, LTD., LLC

1031 SOUTH RAMPART BOULEVARD

AUGUST 27, 2009 PLANNING COMMISSION

08/11/09



SUP-35521 - APPLICANT: NORA'S WINE BAR AND OSTERIA, LLC - OWNER: RAMPART COMMONS, LTD., LLC

1031 SOUTH RAMPART BOULEVARD

AUGUST 27, 2009 PLANNING COMMISSION

08/11/09



SUP-35521 - APPLICANT: NORA'S WINE BAR AND OSTERIA, LLC - OWNER: RAMPART COMMONS, LTD., LLC

1031 SOUTH RAMPART BOULEVARD

AUGUST 27, 2009 PLANNING COMMISSION

08/11/09

John David Burke, Architect

July 31, 2009

**CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT**
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: Justification Letter – Special Use Permit, On Site
Consumption of Beer and Wine
Nora's Wine Bar – 1,100 s.f. Addition
1031 South Rampart Boulevard**

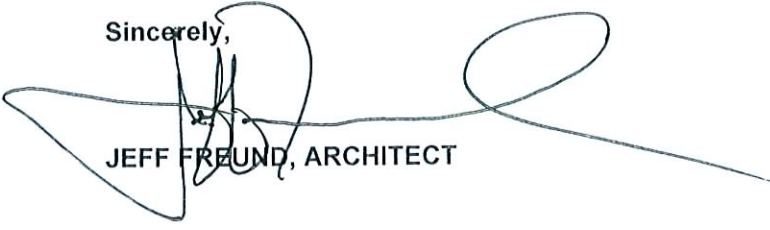
The plans we are submitting today for your review depict an 1,100 square foot addition to the existing Nora's Wine Bar. The restaurant is located in the Rampart Commons Shopping Center in an existing C1 zone at the northwest corner of a major section line intersection – Charleston and Rampart. This is a request for a Special Use Permit for On Site Consumption of Beer and Wine. A Special Use Permit for the same use in the same location already exists for this same business license. This request is merely to allow an expansion of the restaurant floor area into an adjacent lease area. No exterior façade work is included in this request.

Nora's is a fine dining restaurant that offers a European menu. The Mauro family has operated this business since 2005 and the addition is a reflection of their success. The restaurant is now a quality member of the Las Vegas business community. With the addition, it will be even more so.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code and all previous approvals.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

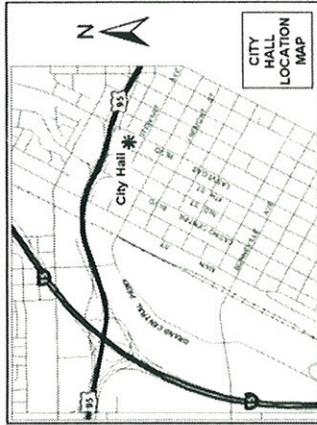

JEFF FREUND, ARCHITECT

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AUG 10 2009

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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SUP-35521

Planning Commission Meeting of 8/27/2009

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LAS VEGAS NV 89145-8526

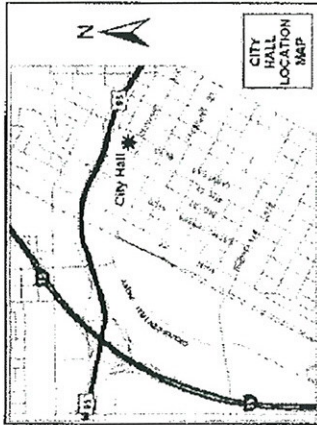
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19P

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

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SUP-35521

Planning Commission Meeting of 8/27/2009

Case: SUP-35521
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953 CONTADERO PL
LAS VEGAS NV 8913-4545

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 27, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-35545 - DIRECTOR'S BUSINESS - PUBLIC HEARING - Discussion regarding the July 30, 2009 Planning Commission workshop

NO ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NO RECOMMENDATION

BACKUP DOCUMENTATION:

NONE

