City of Las Vegas

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.

November 19, 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. 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.

5. RQR-36250 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BOYS CLUB OF CLARK COUNTY, INC. - Request for a Required Review of a previously approved Special Use Permit (U-0041-95) WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2800 Marlin Avenue (APN 139-36-213-001), R-4 (High Density Residential) Zone, Ward 3 (Reese)

6. SUP-36242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IT'S MINE NOW, LLC - OWNER: TRANSWESTERN INVESTMENT HOLDINGS CHEYENNE FOUNTAINS, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT THRIFTSHOP at 7450 West Cheyenne Avenue, Suite #104 (APN 138-10-413-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

7. SDR-36294 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ST. JOSEPH'S CATHOLIC CHURCH - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.16 acres at 128 North 8th Street (APN 139-34-612-035), C-2 (General Commercial) Zone, Ward 5 (Barlow)

PUBLIC HEARING ITEMS

8. ABEYANCE - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

9. ABEYANCE - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

10. GPA-36074 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Population Element, All Wards

11. ZON-36094 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 7.08 acres at 6320 Plaza Verde Place (APN 138-14-811-101), Ward 5 (Barlow)

12. ZON-36095 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 3.92 acres at 2221 Maverick Street (APN 138-23-516-045), Ward 5 (Barlow)

13. ZON-36096 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.25 acres at 1800 Wildwood Drive (APN 138-24-413-001), Ward 5 (Barlow)

14. VAR-36271 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DINO MARINO - Request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 327 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.42 acres at 1717 Chapman Drive (APN 162-02-312-063), R-1 (Single Family Residential) Zone, Ward 3 (Reese)

15. SUP-36172 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: G.L. DRAGON, LLC - Request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT SUPPER CLUB IN A FORMER SUPPER CLUB at 1050 South Rampart Boulevard (APN 138-32-412-024), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

16. SUP-36241 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUNNY'S II - OWNER: RANCHO DEL MAR, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUIFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) at 3550 North Rancho Drive (APN 138-12-315-006), C-2 (General Commercial) Zone, Ward 6 (Ross)

17. SUP-36243 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUNNY'S I - OWNER: JAK PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUIFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) at 4747 North Rancho Drive (APN 138-02-101-003), C-2 (General Commercial) Zone, Ward 6 (Ross)

18. SUP-36297 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR WIRELESS, LLC - OWNER: TEMPLE SINAI LAS VEGAS, INC. - Request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (BUILDING MOUNTED) at 9001 Hillpointe Road (APN 138-20-212-002), P-C (Planned Community) Zone, Ward 2 (Wolfson)

19. SDR-35988 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-12128) TO ALLOW 315 UNITS WHERE 348 UNITS WERE PREVIOUSLY APPROVED WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED, FIVE FEET ALONG THE EAST AND WEST PERIMETERS WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED, AND ZERO-FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG AN ARTERIAL STREET (BONANZA ROAD) WHERE FIVE FEET IS REQUIRED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone, Ward 3 (Reese)

DIRECTOR'S BUSINESS:

20. ABEYANCE - TXT-36167 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of 19.04.010 and Title 19.20 to modify references to the Child Care uses, All Wards

21. ABEYANCE - TXT-36168 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.040 (H) and (J) to revise provisions related to the rezoning of a parcel of land by the Planning Commission and City Council, All Wards

22. ABEYANCE - TXT-36169 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.120 to clarify references to parking requirements within the Downtown Entertainment Overlay District, Ward 5 (Barlow)

23. ABEYANCE - TXT-36170 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08 and 19.12 to provide standards for the temporary fencing of construction sites and vacant parcels, All Wards

24. ABEYANCE - TXT-36171 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.060 to revise references to the Downtown Overlay District to correspond to the Downtown Centennial Plan , Wards 3 and 5 (Reese and Barlow)

25. ABEYANCE - TXT-36235 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.10.010(J) to provide design standards for parallel parking spaces, All Wards

26. TXT-36325 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.030 to revise language regarding General Plan Amendment actions taken by the Planning Commission and City Council, All Wards

27. TXT-36326 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.050(H) and Title 19.18.060(M) to correct language to allow administrative approval on non-material changes to previously approved Site Development Plans and Special Use Permits, All Wards

28. TXT-36429 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 18.22 and 19.18.010(C) to allow application to the City Manager for a waiver of application fees previously set by resolution of the City Council for certain land use applications made by Southern Nevada Regional Planning Coalition (SNRPC) members and those entities with whom SNRPC is required to

integrate long-term planning programs pursuant to NRS, All Wards

29. TXT-36430 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of 19.04.010 and Title 19.20 to modify the applicable zoning districts and Conditional Use Regulations for the Transit Passenger Facility and define Park and Ride, All Wards

CITIZENS PARTICIPATION:

30. 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 Agenda Item No.: **1.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 19, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

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

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

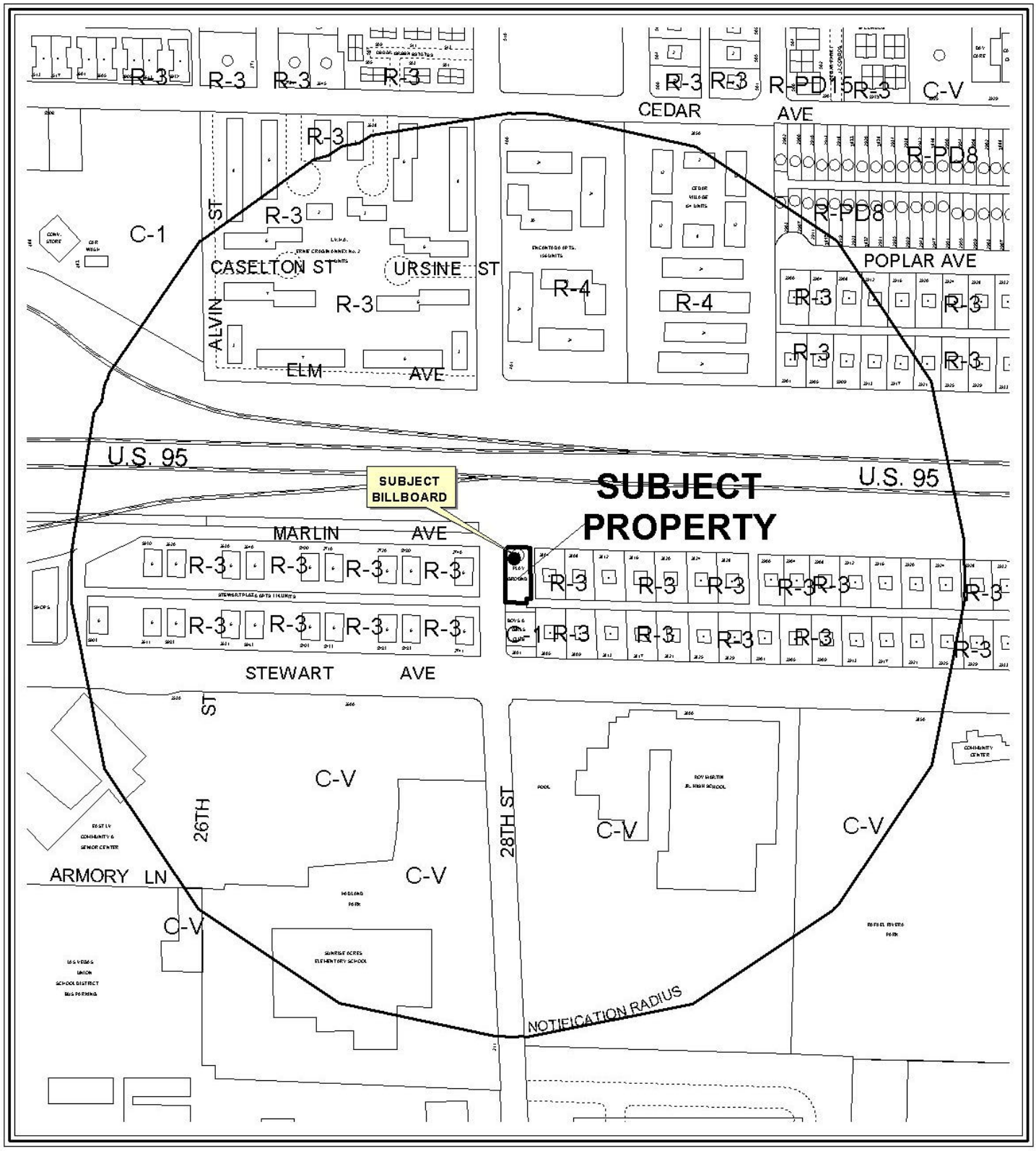
SUBJECT:
RQR-36250 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BOYS CLUB OF CLARK COUNTY, INC. - Request for a Required Review of a previously approved Special Use Permit (U-0041-95) WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2800 Marlin Avenue (APN 139-36-213-001), R-4 (High Density Residential) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 12/16/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-5170
6. Justification Letter



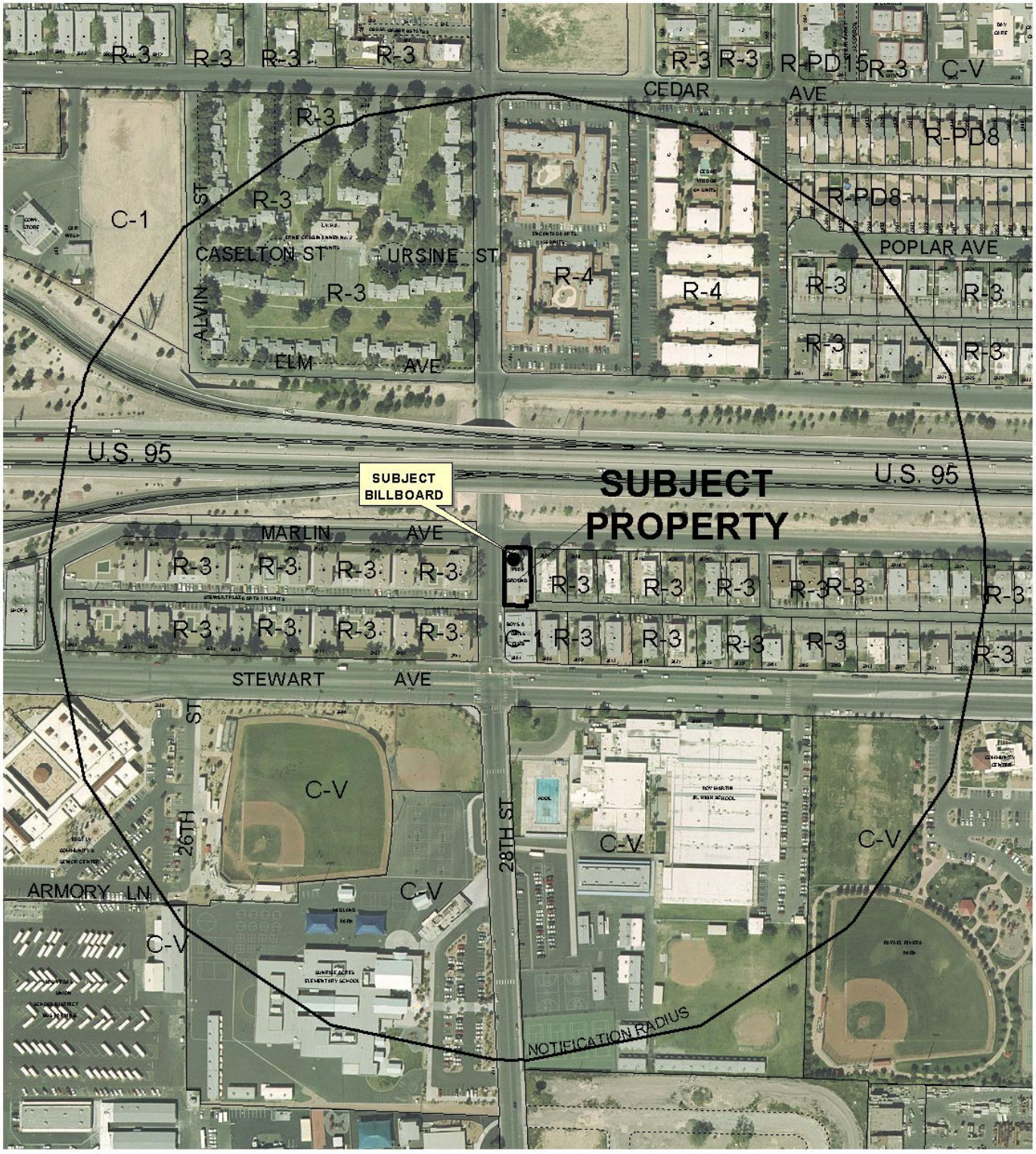
0 300 600 Feet

CASE: **RQR-36250**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **RQR-36250**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



RQR-36250

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-36250 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BOYS CLUB OF CLARK COUNTY, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0041-95).

2. This Required Review of an approved Special Use Permit (U-0041-95) shall be placed on the agenda closest to July 19, 2012 at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

4. If the existing Off-Premise Sign is voluntarily demolished, Special Use Permit (U-0041-95) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

BTS

RQR-36250 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Required Review of a previously approved Special Use Permit (U-0041-95) which allowed a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2801 Stewart Avenue, but relocated to 2800 Marlin Avenue due to the widening of US 95. The existing sign is non-conforming. The sign is located on a parcel, which is occupied by a playground and is zoned R-4 (High Density Residential).The sign is located on an R-4 (High Density Residential) zoned property and is immediately adjacent to residentially-zoned property where a 300-foot separation is required. There is no adverse impact regarding the continued use of the billboard, as there have been no significant changes in development or land use in the surrounding area; therefore staff is recommending approval of this request.

ISSUES

- A Building Permit was issued for the subject sign on 09/25/95. The permit was finaled on 10/11/95.
- The Off-Premise Billboard Sign and support structure are well maintained.
- The existing sign has been approved to be raised to a height of 80 feet via Site Development Plan Review (SDR-27196), which will expire on 05/21/10 if not exercised.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
04/24/63	The City Council approved a Rezoning (Z-0062-63) to R-4 (High Density Residential) at 2800 Marlin Avenue. The Planning Commission and staff recommended approval of the request.
12/01/86	A change of ownership was recorded at 2800 Marlin Avenue.
07/19/95	The City Council approved the Special Use Permit (U-0041-95), which allowed a 14-foot x 48-foot Off-Premise Sign on the subject site, subject to a Five-Year Review. The Planning Commission and staff recommended approval of the request.
09/06/00	The City Council approved a Required Five-Year Review [U-0041-95(1)] of a Special Use Permit (U-0041-95) for a 14-foot x 48-foot Off-Premise Sign on the subject site, subject to a Two-Year Review. The Planning Commission and staff recommended approval of the request.
11/06/02	The City Council approved a Required Two-Year Review [U-0041-95(2)] of a Special Use Permit (U-0041-95) for a 14-foot x 48-foot Off-Premise Sign on the subjet site, subject to a Two-Year Review. The Planning Commission and staff recommended approval of the request.

11/17/04	The City Council approved a Required Two-Year Review (RQR-5170) of a Special Use Permit (U-0041-95) for a 14-foot x 48-foot Off-Premise Sign on the subject site, subject to a Two-Year Review. The Planning Commission and staff recommended approval of the request.
05/21/08	The City Council approved a Site Development Plan Review (SDR-27196) to raise an existing 63-foot tall Off-Premise Sign to a height of 80 feet on 0.17 acres at 2800 Marlin Avenue. The Planning Commission and staff recommended approval of the request.
Related Building Permits/Business Licenses	
09/25/95	A Building Permit (#95878388) was issued for an Off-Premise Sign at 2801 Stewart Avenue. The permit was finaled on 10/11/95.
Pre-Application Meeting	
A pre-application meeting was not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
10/15/09	Staff conducted a field check of the subject site with the following observations: • The Off-Premise Sign and support structure are well maintained.

Details of Application Request	
Site Area	
Net Acres	0.17 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Off-Premise Sign and Playground	M (Medium Density Residential)	R-4 (High Density Residential)
North	Right-of-Way (US-95)	Right-Of-Way (US-95)	Right-Of-Way (US-95)
South	Boys and Girls Club	M (Medium Density Residential)	C-1 (Limited Commercial)
East	Apartment	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Apartment	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.14.100, the following sign standards apply to the Off-Premise Sign (Billboards):

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	The existing sign is not located within the public right-of-way or the Off-Premise Sign Exclusionary Zone.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	R-4 (High Density Residential)	N
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 square feet with no embellishments shown or proposed	Y
Height	No more than 45 feet above the noise abatement improvement project from the tallest point of the improvement project to the top of the sign and no higher than 65 feet from grade at the point of construction	Approved for 80 feet (Existing 63 feet)	Y
Screening	All structural elements of an Off-Premise Advertising Sign to which the display panels are attached shall be screened from view.	The structural elements of the sign are exposed at the southern face.	N

Distance Separation Requirement	At least 750 feet from another Off Premise Sign	965 feet from closest Off-Premise Sign	Y
Distance Separation Requirement	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	Zero feet (sign located on "R" zoned property)	N
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Property zoned R-4 (High Density Residential) but is not used for residential purposes	Y

ANALYSIS

This sign was originally approved by Special Use Permit (U-0041-95) for an Off-Premise Sign located at 2800 Marlin Avenue. The sign was not non-conforming when originally installed, but became non-conforming as a result of changes in code requirements. The sign was originally installed at 2801 Stewart Avenue, but was re-located to 2800 Marlin Avenue due to the freeway widening. The existing sign is non-conforming as it is located on R-4 (High Density Residential) zoned property and is immediately adjacent to residentially-zoned property where a 300-foot separation is required. A Site Development Plan Review (SDR-27196) was approved on 05/21/08, which allowed the existing sign to be increased to a height of 80 feet, but has not been constructed due to financial constraints. This approval is valid until 05/21/10.

FINDINGS

The subject Off-Premise Sign is located within an R-4 (High Density Residential) district. There is no adverse impact regarding the continued use of the billboard, as there have been no significant changes in development or land use in the surrounding area. Also, the Off-Premise Sign and support structure are in good condition, and the applicant has obtained a final building inspection; therefore, staff is recommending approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 55

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 2800 Marlin Ave.

Project Name Boys Club billboard **Proposed Use** off-premise sign

Assessor's Parcel #(s) 139-36-213-001 **Ward #** 3

General Plan: existing M proposed — **Zoning:** existing R-4 proposed —

Commercial Square Footage 672 **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information Required Review for an existing billboard

PROPERTY OWNER Boys Club of Clark County Inc. **Contact** Jim Richards

Address PO Box 26689 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89126

E-mail Address

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James A. Richards

Subscribed and sworn before me

This 22nd day of September, 20 09.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLEY R. GRIM
Appt. No. 03-85670-1
My Appt. Expires December 4, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-36250
Meeting Date:	11/19/2009
Total Fee:	$800.00
Date Received:*	10/02/09
Received By:	CD.Van

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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RECEIVED
OCT 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-36250** APN: 139-36-213-001

Name of Property Owner: Boys Club of Clark County, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as applicant

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 ☒ 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: _____

Print Name: James A. Richards

Subscribed and sworn before me

This 29th day of September, 20 09

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLEY R. GRIM
Appt. No. 03-85670-1
My Appt. Expires December 4, 2011

Revised 11-14-06

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OCT 02 2009



I-515

I-515 SOUND WALL

58'

MARLIN AVE.

EXISTING BILLBOARD

28TH STREET

PL 70'

PL 100'

PL 100'

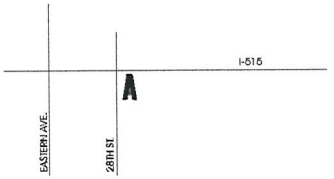
139-36-312-001

BASKETBALL COURT

PL 70'



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

RECEIVED

OCT 0 2 2009

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 20'	DATE: 9/22/09	DRAWN BY: S.NAFTZGER
BOYS CLUB SITE PLAN		
APN 139-36-213-001		DRAWING NUMBER:

RQR-36250
11/19/09 PC



RQR-36250 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BOYS CLUB OF CLARK COUNTY, INC.
2800 MARLIN AVENUE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



RQR-36250 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BOYS CLUB OF CLARK COUNTY, INC.
2800 MARLIN AVENUE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



RQR-36250 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BOYS CLUB OF CLARK COUNTY, INC.
2800 MARLIN AVENUE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

January 24, 2005

Ms. Debbie Vargas
Boys Club of Clark County
PO Box 26689
Las Vegas, Nevada 89126

RE: RQR-5170 - REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 17, 2004

Dear Ms. Vargas:

The City Council at a regular meeting held November 17, 2004 APPROVED the request for Required Two Year Review of an Approved Special Use Permit (U-0041-95) WHICH ALLOWED A 55 FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2800 Marlin Avenue (APN 139-36-213-001), R-4 (High Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2004. This approval is subject to:

Planning and Development

1. The Special Use permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

RQR-36250
11/19/09 PC

3. The off-premise advertising sign (billboard) supporting structure shall be designed to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

5. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-36250
11/19/09 PC

LAMAR

LAMAR ADVERTISING COMPANY

October 2, 2009

City of Las Vegas Planning Department
731 S. 4th Street
Las Vegas, NV 89101

Dear Sir or Madam:

Lamar Central Outdoor, LLC is requesting approval for the required review of the billboard we operate upon property owned by The Boys Club of Clark County located at 2800 Marlin Ave. (APN 139-36-213-001).

This particular billboard is a legal non-conforming structure and has been in existence on this property for nearly fifteen (15) years. It is well-maintained and nothing in the surrounding area has changed that would make this use incompatible with adjacent properties.

Thank you for your consideration.

Sincerely,

Scott Naftzger
Lease Manager
Lamar Central Outdoor, LLC

RECEIVED
OCT - 2 2009

RECEIVED
OCT 02 2009

1863 Helm Drive, Las Vegas, Nevada 89119
PH. (702) 873-4600 FAX (702) 873-4344

RQR-36250
11/19/09 PC

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

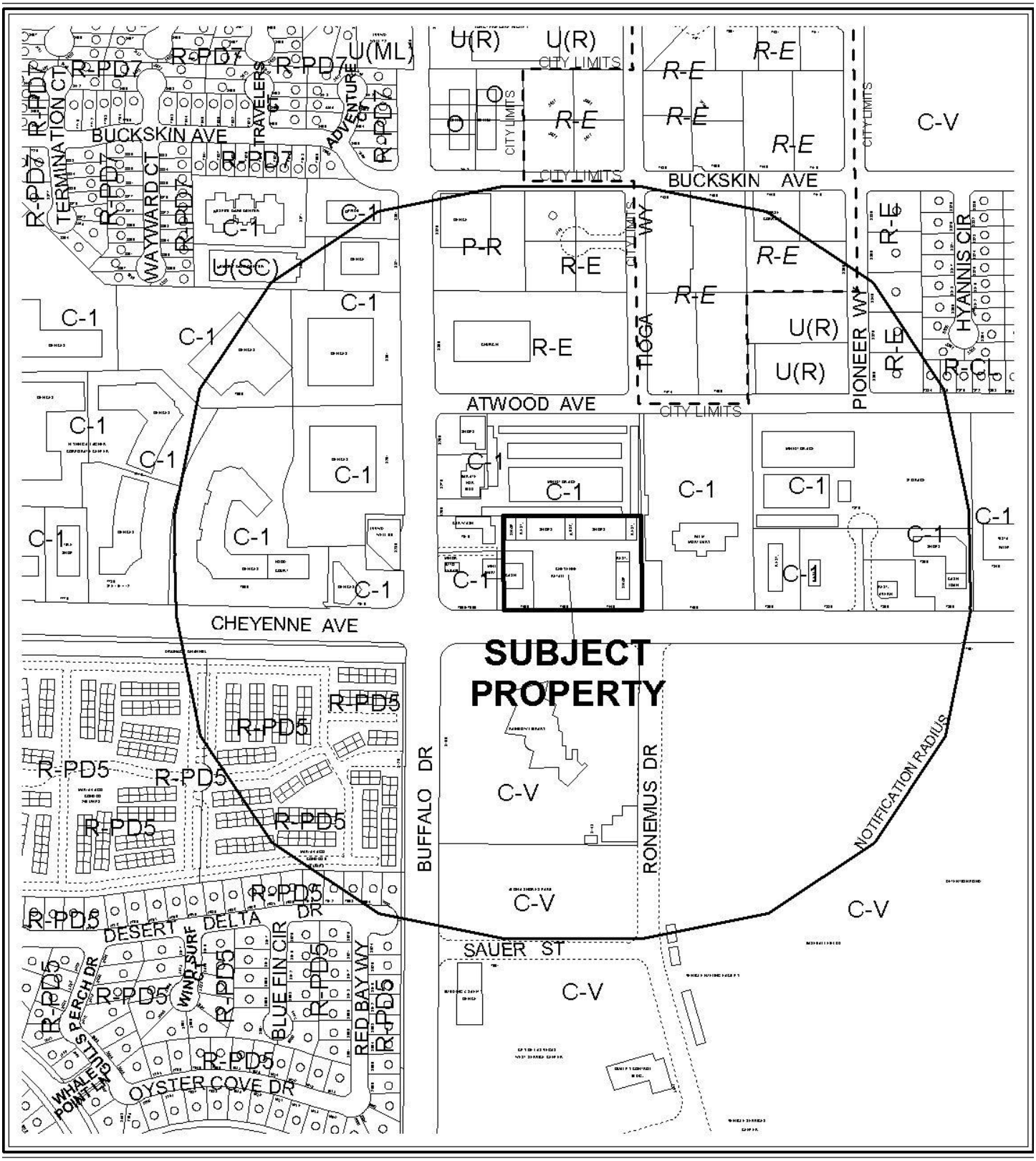
SUBJECT:
SUP-36242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IT''S MINE NOW, LLC - OWNER: TRANSWESTERN INVESTMENT HOLDINGS CHEYENNE FOUNTAINS, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT THRIFTSHOP at 7450 West Cheyenne Avenue, Suite #104 (APN 138-10-413-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

IF APPROVED, C.C.: 12/16/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-36242**

RADIUS: 1000 FT

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



0 500 1000 Feet

CASE: **SUP-36242**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36242 - APPLICANT: IT'S MINE NOW, LLC - OWNER: TRANSWESTERN INVESTMENT HOLDINGS CHEYENNE FOUNTAINS, LLC, ET AL

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thriftshop use.

2. Conformance to the conditions for Rezoning (Z-0061-89) and Site Development Plan Review [Z-0061-89(1)].

3. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to or at the time application is made for a business license, to depict handicap accessible spaces in compliance with Title 19.10 requirements.

4. Hours of operation shall be limited to 10:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. Saturday.

5. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-36242 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed 1,200 square-foot Thriftshop at 7450 West Cheyenne Avenue, Suite #104. The proposed Thriftshop would feature new and used sales of children's merchandise. The suite most recently housed a new clothing store. The proposed use meets the minimum Special Use Permit requirements for a Thriftshop under Title 19 and is compatible with surrounding land uses. Staff therefore recommends approval of this request. If this application is denied, the proposed Thriftshop use cannot be located within the subject tenant space, nor can a business license be obtained for this use at this location.

ISSUES

- No previous Special Use Permits for a Thriftshop or Secondhand Dealer use have been requested in the subject shopping center.
- The request has been deemed a Project of Regional Significance per Title 19.18.010 because it is located within 500 feet of the city's boundary with Clark County. A regional assessment was sent to all affected departments and entities for comment. The Flood Control Section of the City of Las Vegas Department of Public Works had no comment and does not require a drainage study for this project. The Las Vegas Valley Water District determined that the request would not have a significant impact on the District's water supply system.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
01/04/89	The City Council approved an Annexation (A-0015-88) located at the northeast corner of Cheyenne Avenue and Buffalo Drive, containing approximately 4.5 acres. The Planning Commission and staff recommended approval. The annexation became effective 01/13/89.
07/19/89	The City Council approved a Rezoning (Z-0061-89) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval.
03/21/90	The City Council approved a Plot Plan Review [Z-0061-89(1)] for a proposed shopping center on the subject site. The Planning Commission and staff recommended approval.
06/28/99	The City Council approved a Special Use Permit (U-0045-99) for the on-premise sale of beer and wine in conjunction with a 2,000 square foot restaurant and a waiver of the minimum 400-foot distance separation from a church. The Planning Commission and staff recommended approval.

04/15/04	Code Enforcement inspected property at 7450 West Cheyenne Avenue in response to a complaint (#12347) that a restaurant was dumping grease into an outside drain and that water from roof is draining into adjacent mini-storage property. Code Enforcement resolved the case on 06/01/06.
Related Building Permits/Business Licenses	
05/08/96	A building permit (#96394148) was issued for a retail shell building at 7450 West Cheyenne Avenue. A final inspection was completed 10/09/96.
11/25/96	A building permit (#96023365) was issued for an interior remodel at 7450 West Cheyenne Avenue, Suite #104. A final inspection was completed 11/27/96.
08/08/97	A business license (R05-001930 was issued for a take-out restaurant at 7450 West Cheyenne Avenue #102. The license is active.
09/16/04	A business license (R23-00288) was issued for recreational instruction at 7450 West Cheyenne Avenue, Suite #106. The license is active.
05/02/05	A business license (R01-00670) was issued for computer repair at 7450 West Cheyenne Avenue, Suite #104. The license was marked out of business on 07/22/08.
12/13/06	A business license (K10-00215) was issued for an insurance sales agency at 7450 West Cheyenne Avenue, Suite #105. The license is active.
12/13/06	A business license (I04-03390) was issued for an insurance producer at 7450 West Cheyenne Avenue, Suite #105. The license is active.
11/30/07	A business license (C07-03782) was issued for new clothing sales at 7450 West Cheyenne Avenue, Suite #104. The license was marked out of business on 06/03/08.
Pre-Application Meeting	
09/18/09	Submittal requirements for a Special Use Permit were discussed. There were no issues noted. The applicant stated that the previous use in the subject suite was a clothing store, and that there is a children's learning center located within the same shopping center. The shopping center area exceeds 25,000 square feet.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	

Field Check	
10/15/09	Staff observed a vacant suite within a well maintained shopping center.

Details of Application Request	
Site Area	
Net Acres	2.39

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Warehouse	SC (Service Commercial)	C-1 (Limited Commercial)
South	Public Library	PF (Public Facilities)	C-V (Civic)
East	Mortuary	SC (Service Commercial)	C-1 (Limited Commercial)
West	Convenience Store with Fuel Pumps/Car Wash, Full Service	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	28,355 SF	1/250 SF GFA	109	5	178	4	
TOTAL	28,355 SF		**114**		**182**		**N**

ANALYSIS

The applicant is proposing to establish a Thriftshop use in an existing 1,200 square-foot suite located within an existing 28,355 square-foot shopping center. This is the first request for a Thriftshop or Secondhand Dealer use to locate in this shopping center. The proposed store will sell both new and slightly used children's merchandise, including clothing, accessories, toys, kids' furniture and similar items. This description is consistent with the Thriftshop use defined by Title 19. The addition of a Thriftshop use within the existing shopping center is compatible with the existing land uses. On-site parking requirements have been met for the proposed use, with the exception that an additional handicap-accessible space is required, based on the number of required parking spaces for the Shopping Center use. Staff recommends approval upon condition that the store be restricted to the requested hours of operation and that an additional handicap space be provided on a revised site plan.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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."**

   The proposed Thriftstore use is permitted in the C-1 (Limited Commercial) zoning district and is located within an existing in-line retail/office building adjacent to Mini-Warehouse, Convenience Store, Mortuary and Library (Public) uses. The use can be conducted in a manner that is harmonious and compatible with these surrounding uses.

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

   There are no other Thriftstore or Secondhand Dealer uses within the immediate area. This use will be located within an existing in-line retail/office building. The subject site contains adequate parking facilities to accommodate the proposed use.

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 by Cheyenne Avenue and Buffalo Drive, both 100-foot wide arterial streets as designated by the Master Plan of Streets and Highways. These roadways are adequate in size to meet the requirements of the Thriftstore 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 the Thriftstore use at the proposed location will not compromise the public health, safety or welfare, and is consistent with the objectives of the General Plan.

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

   By condition, the use shall meet all Title 19.04 conditions pertaining to the Thriftshop use, including a prohibition on all outdoor display, sales or storage of merchandise.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 482

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit (Secondhand Dealer - Class II)

Project Address (Location) 7450 W. Cheyenne Ave. #104 Las Vegas, NV 89129

Project Name Cheyenne Fountains **Proposed Use** Kids Resale

Assessor's Parcel #(s) 138-10-413-006 **Ward #** 4

General Plan: existing SC proposed ____ **Zoning:** existing C-1 proposed ____

Commercial Square Footage 1,200 **Floor Area Ratio** ____

Gross Acres ____ **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER IH Cheyenne Fountains LLC et al **Contact** David Stubbs

Address 7250 Peak Dr. #110 **Phone:** 702 851-9000 **Fax:** 702-851-9070

City Las Vegas **State** NV **Zip** 89128

E-mail Address Angelina.scarcelli@svnlv.com

APPLICANT It's Mine Now **Contact** Mira & Jeffrey Burhan

Address 3960 Empress Charm Ct. **Phone:** 702-202-0727 **Fax:** ____

City Las Vegas **State** NV **Zip** 89129

E-mail Address miraburhan@gmail.com

REPRESENTATIVE N/A **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* ____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name David Stubbs

Subscribed and sworn before me

This 30 day of September, 20 09.

Brooke Price

Notary Public in and for said County and State

BROOKE LYNN PRICE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 07-1096-1
MY APPT. EXPIRES DEC. 11, 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-36242
Meeting Date:	11/19/09
Total Fee:	$1080.00
Date Received:*	10/01/09
Received By:	MREK

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36242** APN: 138-10-413-006

Name of Property Owner: TIH Cheyenne Fountains LLC, etal

Name of Applicant: It's Mine Now / Mira Jeffrey Burhan

Name of Representative: N/A

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** ☒ **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: _____

Print Name: David Stubbs

Subscribed and sworn before me

This 30 day of September, 2009

Brooke Price

Notary Public in and for said County and State

BROOKE LYNN PRICE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 07-1096-1
MY APPT. EXPIRES DEC. 11, 2010

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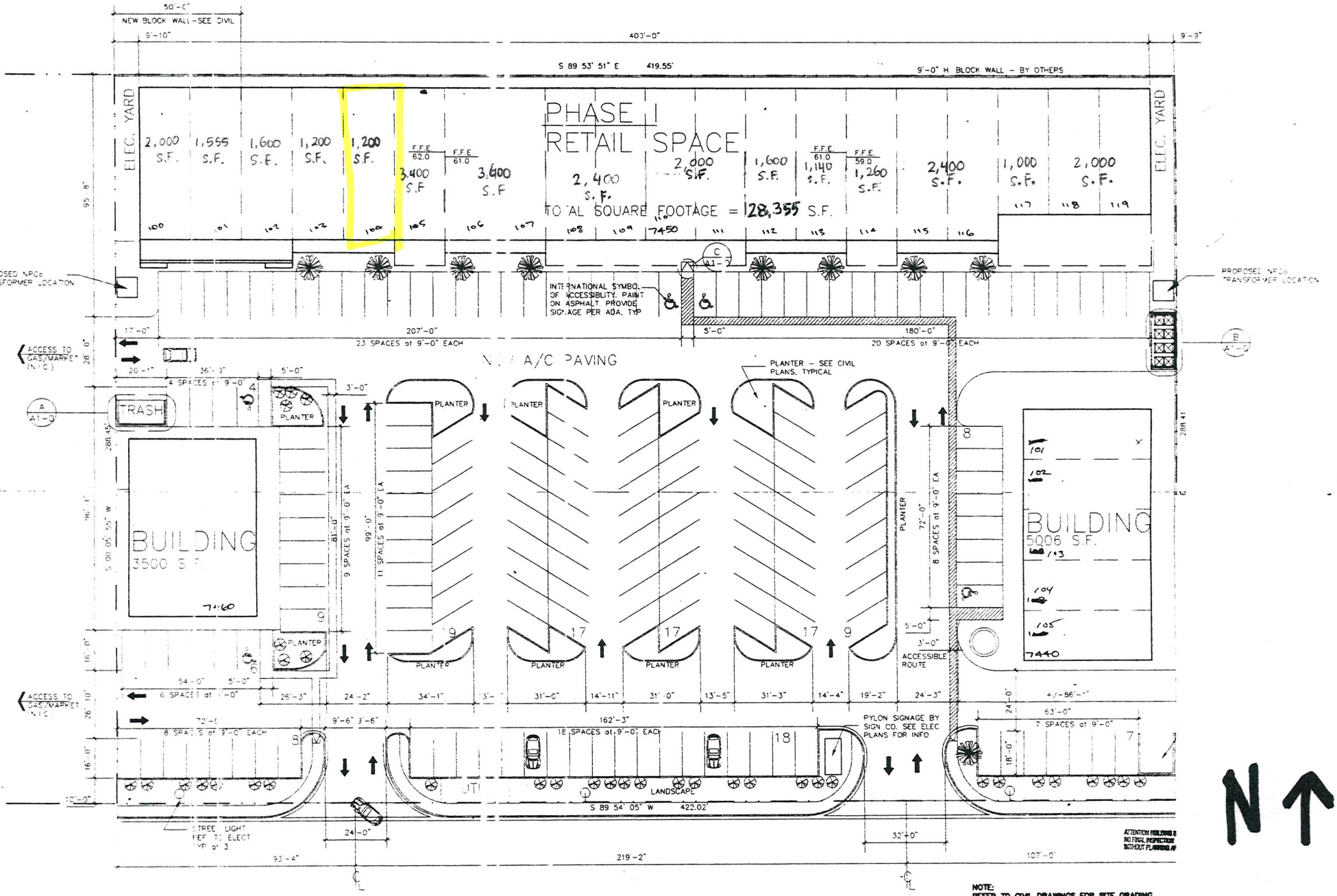


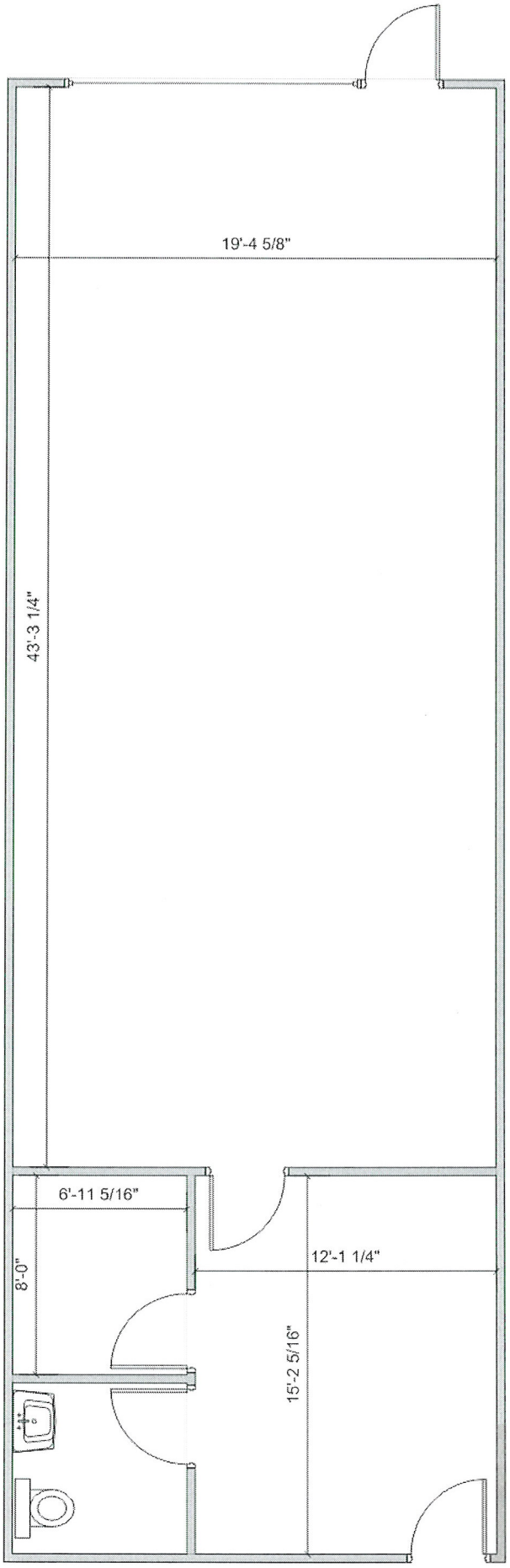
NOTE:
REFER TO CIVIL DRAWINGS FOR SITE GRADING, DRAINAGE, DETAILS at ENTRY, EGRESS, etc.. POWER TO WITHIN 5'-0" OF BUILDING

RECEIVED

ARCHITECTURAL SITE PLAN
SCALE 1" = 20'-0"

SUP-36242
11/19/09 PC

CHEYENNE FOUNTAINS
7450 W. CHEYENNE AVE
STE 104
APPROX. +/- 1200 SF



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SUP-36242
11/19/09 PC

Inside picture of Suite 104





SUP-36242 - APPLICANT: IT'S MINE NOW, LLC - OWNER: TRANSWESTERN INVESTMENT HOLDINGS CHEYENNE FOUNTAINS, LLC, ET AL
7450 WEST CHEYENNE AVENUE, SUITE #104
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



SUP-36242 - APPLICANT: IT'S MINE NOW, LLC - OWNER: TRANSWESTERN INVESTMENT HOLDINGS CHEYENNE FOUNTAINS, LLC, ET AL
7450 WEST CHEYENNE AVENUE, SUITE #104
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

It's Mine Now

KIDS RESALE

3966 Empress Charm Ct. Las Vegas, NV 89129 ♦ Las Vegas, NV 89129 ♦ Ph. (702) 202-0727

October 1, 2009

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

R.E.: Justification Letter for Special Use Permit (Secondhand Dealer Class II) – Kids Resale Store
7450 W. Cheyenne Ave., Ste. 104; Las Vegas, NV 89129

Dear Sir/Ma'am:

This justification letter is submitted for the purpose of obtaining a Special Use Permit approval for a Secondhand Dealer (Class II), a kids resale store, on the subject property above.

Nature of project: A resale store that sells new and gently used children's merchandise that includes but not limited to clothing, accessories, toys, baby gears and baby/kids furniture. The name of the store is "It's Mine Now" and it will be open to the public. Merchandise items will be sold at prices 40% to 80% below retail prices.

Use of space: We will use the said premises located on 7450 W. Cheyenne Ave., Ste. 104; Las Vegas, NV 89129 - as a children's resale store. Majority of the space will be used as store space to display and sell merchandise.
There are 2 separate areas in the back of the store that will be used to store merchandise inventory items and to conduct office and other paperwork-related activities, as part of maintaining the store operation.
There is a restroom inside the space that will be made accessible to customers and employees.

Hours of operation: Proposed hours of operations will be Monday to Friday 10AM to 6PM and Saturday 10AM to 5PM. Hours of operations may be adjusted slightly to fulfill customers' demand if necessary.

Development data: In the current economic situation, consumers are making wiser decisions on their spending. Shopping at a resale/thrift store like It's Mine Now is one great answer to shop for great kids products at bargain prices.
Our store will be advertised through flyers, kids magazines, and other local advertising publications.
Due to the merchandise mix that will be offered for sale in our store, we anticipate that majority of our customers will consist of adults who have young children (up to age 6). The presence of It's Mine Now kids resale store on subject property will beneficial to the community as families will have a one-stop-shop where they get paid simply by selling their children's outgrown items (that are still in good conditions) and at the same time, get other quality stuff for their kids at a bargain.
We have filed all required paperwork for the store per information obtained from different state and local government agencies.

RECEIVED
OCT 01 2009

SUP-36242
11/19/09 PC

It's Mine Now

KIDS RESALE

3966 Empress Charm Ct. Las Vegas, NV 89129 ♦ Las Vegas, NV 89129 ♦ Ph. (702) 202-0727

Store Operation: Store will be managed and operated by owners, Mira & Jeffrey Burhan. There may also be 1 or 2 part time employees in the store during our hours of operation.

We have completed the Pre-Application meeting and were informed of the SUP Application submittal requirements. All required documentations have been included in this application packet.

We strongly hope your review on this application will grant us the SUP approval. Should you need any additional information, we can be reached at (702) 202-0727 or cell. (808) 383-5377 or by e-mail miraburhan@gmail.com

Thank you for your time and we look forward to hear from you soon.

Sincerely,

Mira Burhan
Managing Member
It's Mine Now, LLC

Jeffrey Burhan
Managing Member,
It's Mine Now, LLC.

SUP-36242
11/19/09 PC

RECEIVED
OCT 01 2009

Cheyenne Fountains
7440/7450 W. Cheyenne Avenue
Las Vegas, Nevada 89128

UPDATED: 6/25/2009

SUITE NO.	TENANT NAME	RENTABLE SQ. FT.
7450-113	**Vacant**	1,140
7450-100	Occupied	2,000
7440-101	Occupied	1,555
7450-102	Occupied	1,600
7450-103	**Vacant**	1,200
7450-104	**Vacant**	1,200
7440-105	Occupied	3,400
7450-106	Occupied	1,200
7450-107	Occupied	2,400
7450-108	**Vacant**	2,400
7450-110	Occupied	2,000
7450-112	**Vacant**	1,600
7450-114	Occupied	1,260
7450-115	Occupied	2,400
7450-117	Occupied	1,000
7450-118	Occupied	2,000
	Total SF	28,355

RECEIVED
OCT 01 2009

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

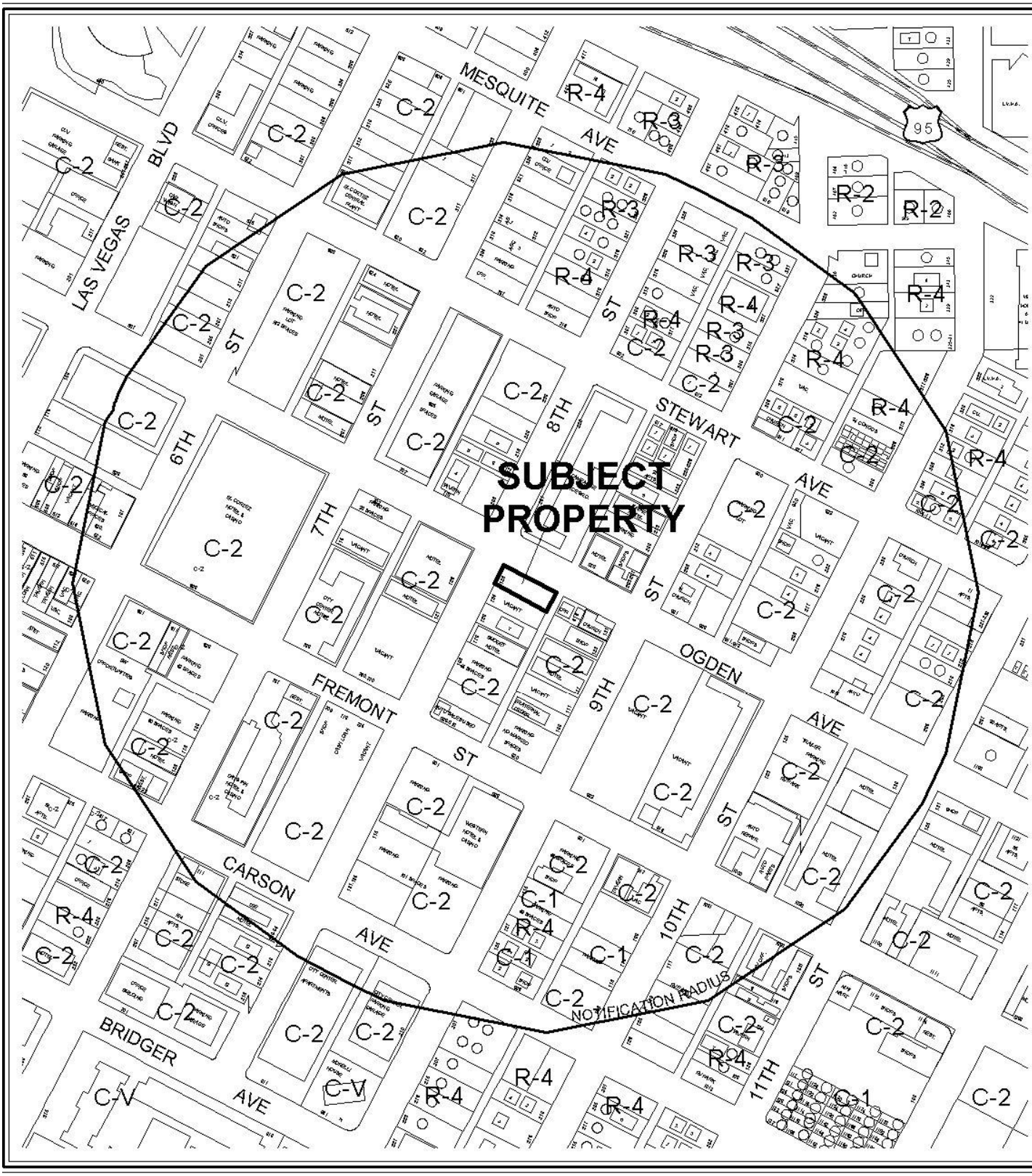
SUBJECT:
SDR-36294 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ST. JOSEPH'S CATHOLIC CHURCH - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.16 acres at 128 North 8th Street (APN 139-34-612-035), C-2 (General Commercial) Zone, Ward 5 (Barlow)

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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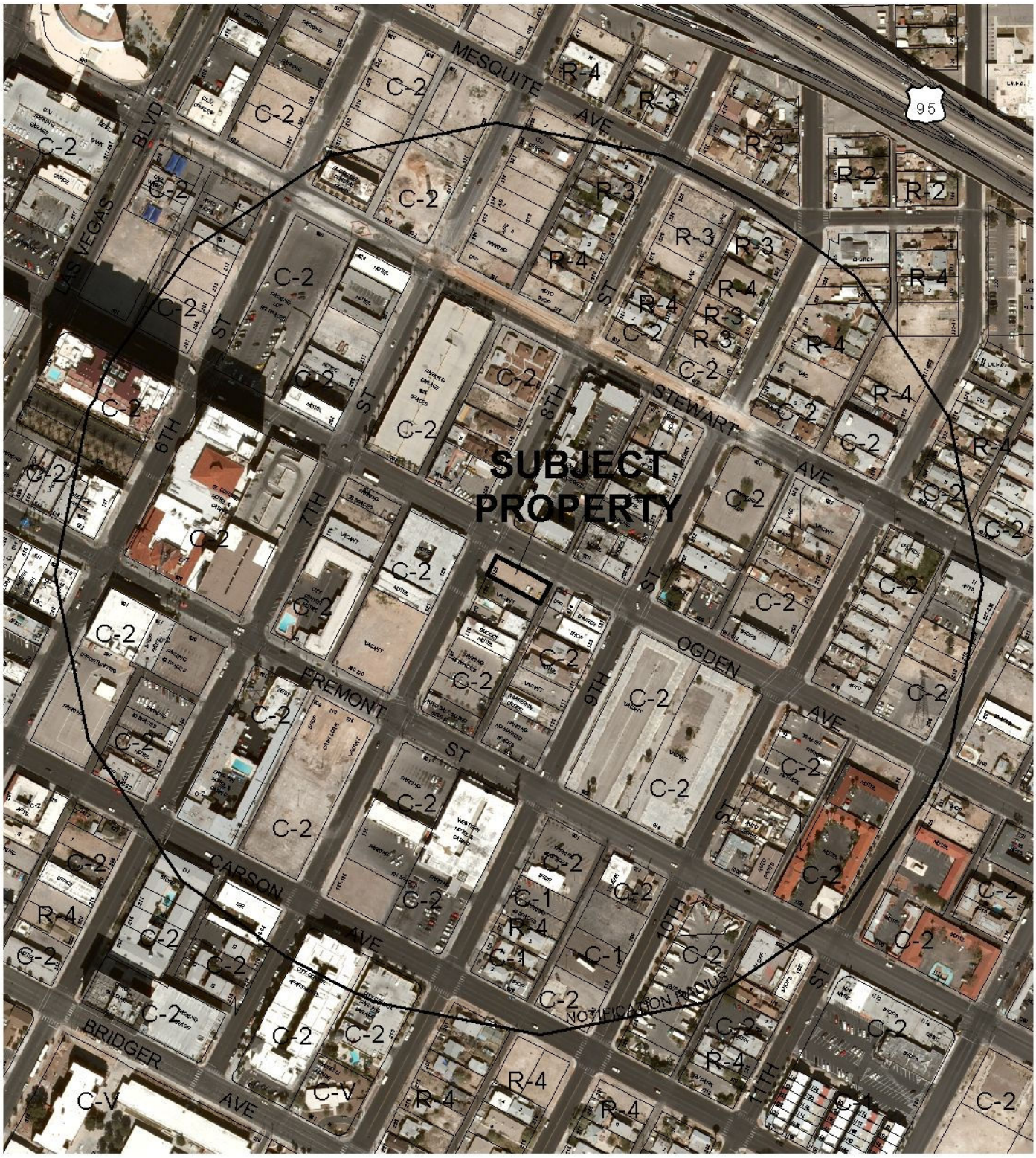
CASE: **SDR-36294**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



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CASE: **SDR-36294**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36294 - APPLICANT/OWNER: ST. JOSEPH'S CATHOLIC CHURCH

** CONDITIONS **

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

Planning and Development

1. 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.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/06/09, except as amended by conditions herein.

3. A Waiver from Downtown Centennial Plan Streetscape Requirements is hereby approved, to allow a four-foot amenity zone and a five-foot sidewalk adjacent to Ogden Avenue and a four-foot amenity zone adjacent to 8th Street, where a five-foot amenity zone and a ten-foot sidewalk are the minimum required.

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate a 10 foot radius on the southeast corner of Ogden Avenue and 8th Street prior to the issuance of any permits.

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Standards, except as amended by conditions herein concurrent with development of this site. The location of the existing curb line shall remain.

12. Submit an Encroachment Agreement for all landscaping and private improvements, if any, in the Ogden Avenue and 8th Street public rights-of-way adjacent to this site prior to issuance of permits for this site.

13. Sign and record a Covenant Running with Land agreement for the possible future undergrounding of overhead utilities in the alley prior to approval of construction drawings for this site.

SDR-36294 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to replace an undeveloped lot with a permanent 18 space Parking Lot, Commercial use within the East Village district of the Downtown Centennial Plan. The applicant is requesting Waivers of the Downtown Centennial Plan Streetscape Standards for sidewalk and amenity zone width. The Waivers are minor in nature and consistent with adjacent development; therefore, staff is recommending approval of this request. If denied, the proposed parking lot would not be permitted at this location.

ISSUES

- The applicant has requested Waivers of the Downtown Centennial Plan Streetscape Standards.
- On 07/09/09 the subject site failed an inspection by the Clark County Department of Air Quality and Environmental Management.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
06/14/07	A change in ownership was recorded at 128 North 8th Street.
Related Building Permits/Business Licenses	
There are no previous Building Permits or Business Licenses related to the subject site.	
Pre-Application Meeting	
09/23/09	A pre-application meeting was conducted on the indicated date. The following items were discussed at the meeting: • The existing undeveloped parcel to be developed into a Parking Lot, Commercial for St. Joseph's Catholic Church. • Waivers of the Downtown Centennial Plan Streetscape Standards for sidewalk and amenity zone width would be required.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/09	Staff conducted a field check of the subject site with the following observations: • The subject site is an undeveloped dirt lot, which is being used as a parking lot.

Details of Application Request	
Site Area	
Net Acres	0.17 acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Apartments	C (Commercial)	C-2 (General Commercial)
South	Undeveloped	C (Commercial)	C-2 (General Commercial)
East	Church/House of Worship	C (Commercial)	C-2 (General Commercial)
West	Motel	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan	X		N
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Overlay District (East Village)	X		N
Live/Work Overlay District	X		Y
Trails		X	N/A
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 the Downtown Centennial Plan, the following Streetscape Standards are required:

Streetscape Standards	*Required*	*Provided*	*Compliance*
Ogden Avenue	Five-foot amenity zone and a 10-foot sidewalk	Four-foot amenity zone and a five-foot sidewalk	N
8th Street	Five-foot amenity zone and a 10-foot sidewalk	Four-foot amenity zone and a ten-foot sidewalk	N
Ogden Avenue and 8th Street	36-inch box shade trees at 15-20-foot intervals	36-inch box shade trees at 15-20-foot intervals	Y
Parking Lot Development Standards	Surface parking lots shall provide one tree for every six spaces	18 parking spaces (Three trees)	Y
Parking Lot Development Standards	A minimum of ten square feet of landscape surface area must be provided for each parking space	15% or 1,030 square feet of landscaping provided	Y
Parking Screening	Ornamental screens shall be provided for parking lots that face public streets	Screened adjacent to 8th Street and Ogden Avenue	Y
Alley Treatment	Alleys shall conform with standard alleyway treatment	Standard alleyway treatment	Y

Pursuant to the Downtown Centennial Plan, the following parking standards apply:

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	*Base Parking Requirement*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Parking Lot, Commercial			Zero	Zero	18	Zero	
TOTAL			Zero		18		N/A

Waivers		
Requirement	**Request**	**Staff Recommendation**
Ogden Avenue – Five-foot amenity zone and a 10-foot sidewalk	Ogden Avenue – Four-foot amenity zone and a five-foot sidewalk	Approval
8th Street – Five-foot amenity zone and a 10-foot sidewalk	8th Street – Four-foot amenity zone and a 10-foot sidewalk	Approval

ANALYSIS

The subject site consists of an undeveloped parcel. The applicant is proposing an 18 space Parking Lot, Commercial within the East Village of the Downtown Centennial Plan area. The Parking Lot, Commercial is to be used as additional parking for the existing St. Joseph's Catholic Church, which is located east of the subject site. The applicant is requesting Waivers of the Downtown Centennial Plan Streetscape Requirements, a four-foot amenity zone and five-foot sidewalk adjacent to Ogden Avenue and a four-foot amenity zone and a ten-foot sidewalk adjacent to 8th Street. The Downtown Centennial Plan Streetscape Standards require a five-foot amenity zone and a ten-foot sidewalk.

The parking lot ingress is accessed from a 20-foot alley, which is located along the east portion of the subject site. The parking lot egress point will be located on 8th Street, which is a 80-foot Collector Street. While the applicant fails to comply with Downtown Centennial Plans Streetscape Standards, the applicant complies with Parking Lot Screening, Alley Treatment and Parking Lot Development Standards. The Waivers are minor in nature; therefore, staff is recommending approval of the request.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 18 space Parking Lot, Commercial provides adequate screening and buffering, and is therefore compatible with adjacent development and development in the area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development fails to meet minimum Downtown Centennial Plan Streetscape requirements. The deviations are minor in nature and are mitigated by additional landscaping and parking lot screening.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The proposed parking lot is accessed via an alley off of Ogden Avenue. The parking lot egress is adjacent to 8th Street. Ogden is an 80-foot Secondary Collector and 8th Street is an 80-foot Collector Street. Both are capable of handling the ingress and egress to the subject site.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed landscape materials, as conditioned, are appropriate for the area and for the City, and incorporates plant materials, as identified in the Downtown Centennial Plan.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The parking lot layout and materials used will be consistent with other parking lots found throughout the Downtown Centennial Plan area and will be compatible with surrounding developments.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed parking lot will be subject to Building and Safety and Planning and Development inspections; therefore this development will not compromise the public, health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 138

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 128 N. 8th Street (SEC 8th St. and Ogden Ave.)

Project Name St. Joseph Catholic Church Parking Lot **Proposed Use** Parking Lot

Assessor's Parcel #(s) 139-34-612-035 **Ward #** 5

General Plan: existing GC proposed GC **Zoning:** existing C-2 proposed C-2

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres 0.16 **Lots/Units** n/a **Density** n/a

Additional Information Parking lot only

PROPERTY OWNER St. Joseph Catholic Church **Contact** Father Krier

Address 131 N. 9th Street **Phone:** (702) 384-1223 **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address St.Joseph_Catholic@att.net

APPLICANT St. Joseph Catholic Church **Contact** Jesus Santoyo

Address 131 N. 9th Street **Phone:** (702) 205-4865 **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address jsantoyo13@yahoo.com

REPRESENTATIVE Martin & Martin Civil Engineers **Contact** Kimberly Hill, P.E.

Address 1909 S. Jones Blvd. **Phone:** (702) 248-8000 **Fax:** (702) 248-8070

City Las Vegas **State** NV **Zip** 89146

E-mail Address khill@mmcivil.com

Property Owner Signature* E. Courtney Edward Krier

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name E. Courtney Edward Krier

Subscribed and sworn before me

This 01 day of October, 20 09.

Christeta M. dela Cuesta

Notary Public in and for said County and State

CHRISTETA B. DELA CUESTA
Notary Public State of Nevada
No. 00-62764-1
My appt. exp. Mar. 5, 2012

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OCT 6 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-36294
Meeting Date:	11-19-09
Total Fee:	$1030.00
Date Received:*	10-6-09
Received By:	P Grimyser

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36294** APN: 139-34-612-035

Name of Property Owner: St. Joseph Catholic Church

Name of Applicant: St. Joseph Catholic Church (Contact: Jesus Santoyo)

Name of Representative: Martin & Martin Civil Engineers (Contact: Kimberly Hill, P.E.)

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** ☒ **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: Rev. F. Courtney Edward Kriz /St. Joseph CC

Print Name: F. Courtney Edward Kriz

Subscribed and sworn before me

This 01 day of October, 2009

Christeta B. dela Cuesta

Notary Public in and for said County and State

CHRISTETA B. DELA CUESTA
Notary Public State of Nevada
No. 00-62764-1
My appt. exp. Mar. 5, 2012

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OCT 6 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

GENERAL LEGEND

- PROPERTY LINE–ADJACENT
- PROPERTY LINE–RIGHT–OF–WAY
- CENTERLINE
- EX. 24" TYPE 'L' CURB AND GUTTER
- EX. 2' CONCRETE VALLEY GUTTER
- PR. ORNAMENTAL SCREEN FENCE
- EX. CHAIN LINK FENCE
- DOWNTOWN DRIVEWAY AND ALLEY ENTRANCE TREATMENT
- EX. STREET LIGHT
- PROPOSED BUMPER BLOCK

LANDSCAPE LEGEND

- 4"X4" TREE GRATE W/36" BOX SOUTHERN LIVE OAK, QTY. 9
- 24" BOX, RAYWOOD ASH, QTY. 3
- 5 GAL., NEW GOLD LANTANA, QTY. 5
- 5 GAL., RED YUCCA, QTY. 3
- DECOMPOSED GRANITE, 1/2" MINUS, 1,030 SFT +/–

SITE INFORMATION

LOT SIZE: 7,000 SFT

SITE PARKING ANALYSIS

REGULAR SPACES:	18
ADA SPACES:	0
TOTAL SPACES:	18



VICINITY MAP
N.T.S.

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FT

BASIS OF BEARING

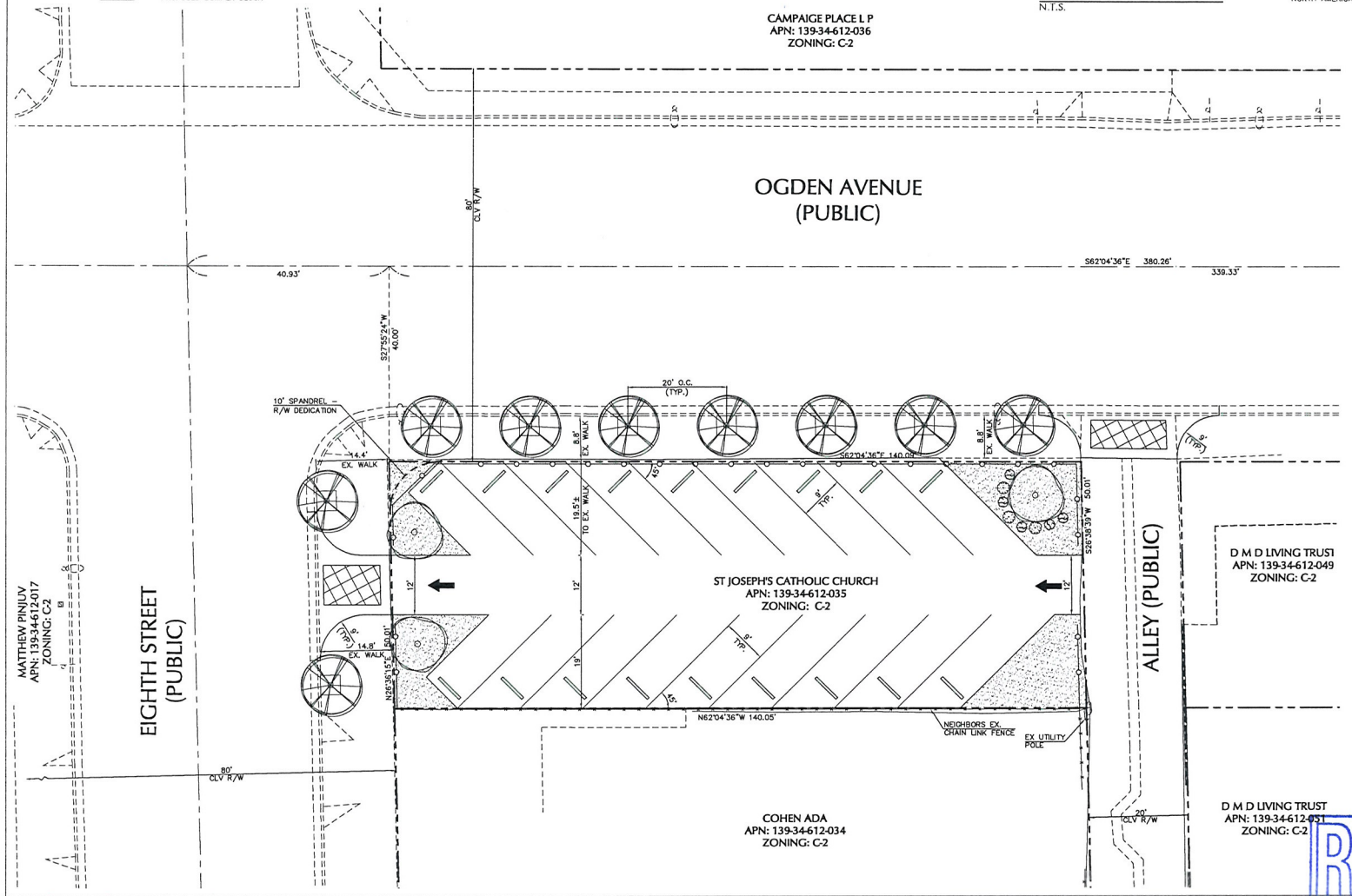
SOUTH 62°04'36" EAST, BEING THE BEARING OF THE CENTERLINE OF OGDEN AVENUE BETWEEN EIGHTH STREET AND NINTH STREET, AS SHOWN IN FILE 67, PAGE 79 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "STEWART 8_34", BEING A RIVET & PLATE IN TOP OF CURB @ SW CORNER OF STEWART & 8TH ST.

ELEVATION: 1995.61 (FEET)
608.2632 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL V. 6–02 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

CAMPAIGE PLACE L P
APN: 139-34-612-036
ZONING: C-2



NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

DATE 10/06/09
JOB NUMBER 3092
DESIGN BY K. HILL, P.E.
DRAWN BY J. MARTINEZ JR.
CHECKED BY K. WELDEN, P.E.

ST. JOSEPH'S CATHOLIC CHURCH
PARKING LOT
APN: 139-34-612-035
OVERALL SITE PLAN

MARTIN & MARTIN
CIVIL ENGINEERS
1909 S. JONES BLVD.
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

SHEET NUMBER
EX-1

SDR-36294
11/19/09 PC

RECEIVED
OCT 6 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SDR-36294 - APPLICANT/OWNER: ST. JOSEPH'S CATHOLIC CHURCH
128 NORTH 8TH STREET
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



SDR-36294 - APPLICANT/OWNER: ST. JOSEPH'S CATHOLIC CHURCH
128 NORTH 8TH STREET
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



Saint Joseph's Catholic Church

131 NORTH 9TH STREET
LAS VEGAS, NV 89101
Phone: (702) 384-1223 chirhopax@embarqmail.com

October 2, 2009

Development Services Center
Department of Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

RE: Request for Site Development Plan Review
Parking Lot at 128 North 8th Street

To whom it may concern,

Saint Joseph's Catholic Church is requesting a Site Development Plan Review by the Planning Commission for a proposed parking lot for its patrons on its property at 128 North 8th Street (Assessor Parcel # 139-34-612-035). The site is located on 0.16 acres of vacant land at the Southeast corner of Ogden Avenue and North 8th Street in the City of Las Vegas, Nevada. On July 9, 2009, the parcel failed an inspection performed by Clark County Air Quality & Environmental Management. Saint Joseph's Catholic Church has chosen to convert the parcel into a parking lot for its patrons. Our only feasible alternative is to fence the property off, rendering it useless to the community and creating an eye sore for passer-bys.

The proposed site plan calls for 18 parking stalls. The lot will be designed for one way traffic entering off the alley to the east and existing to 8th Street on the west. A waiver will be requested for the Downtown Centennial Plan Streetscape Standards for right-of-way improvements for the five foot amenity zone and a ten foot wide, unobstructed sidewalk.

We look forward to presenting this project to your Development Services Center staff in the upcoming months. Please not hesitate to contact us with any questions that may arise.

Sincerely,

Rev. F. Krier

Fr Courtney Edward Krier

Saint Joseph's Catholic Church

RECEIVED
OCT 6 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-36294
11/19/09 PC

City of Las Vegas Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

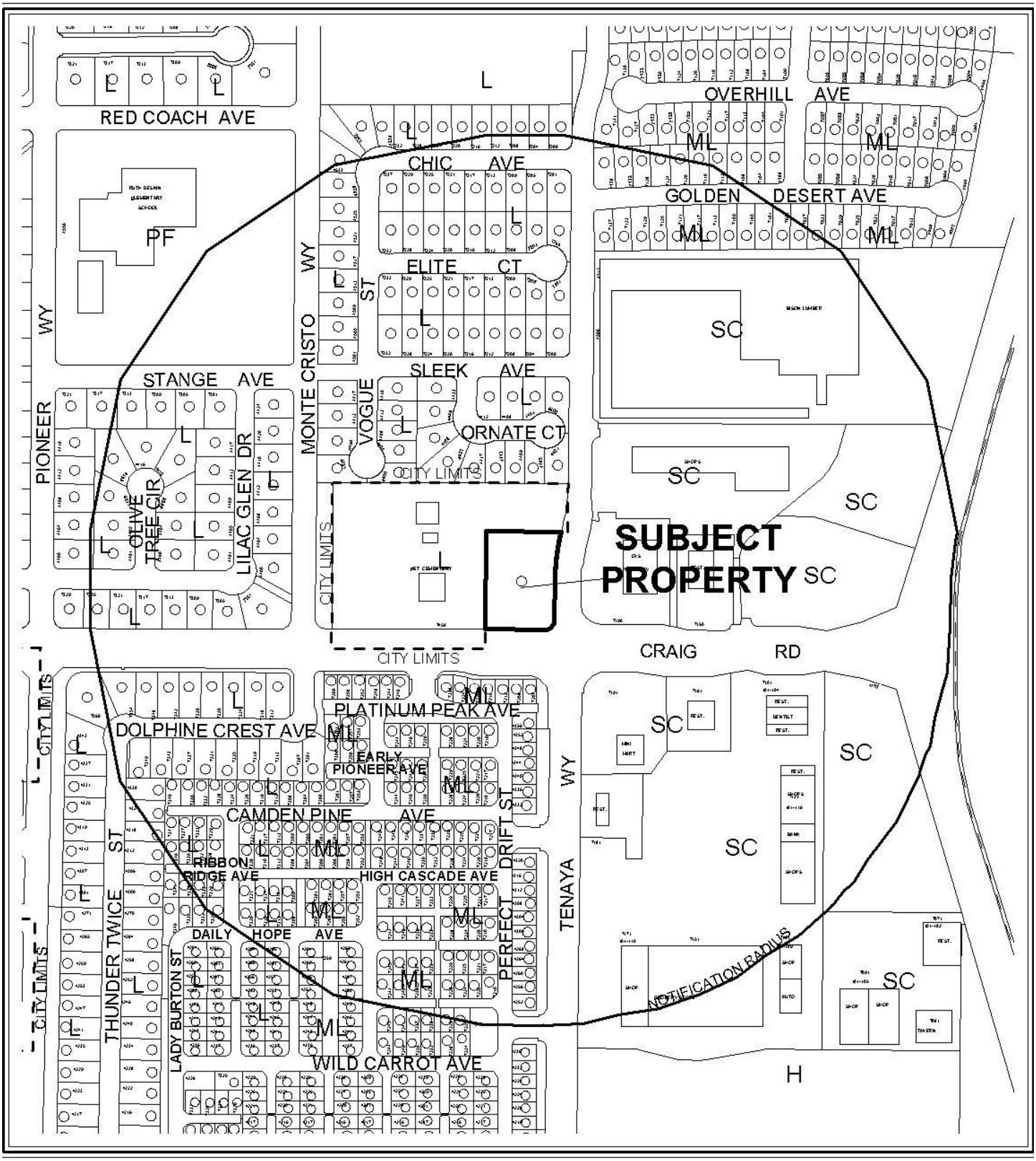
SUBJECT:
ABEYANCE - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**636**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards, Protest Letters and Protest Petition



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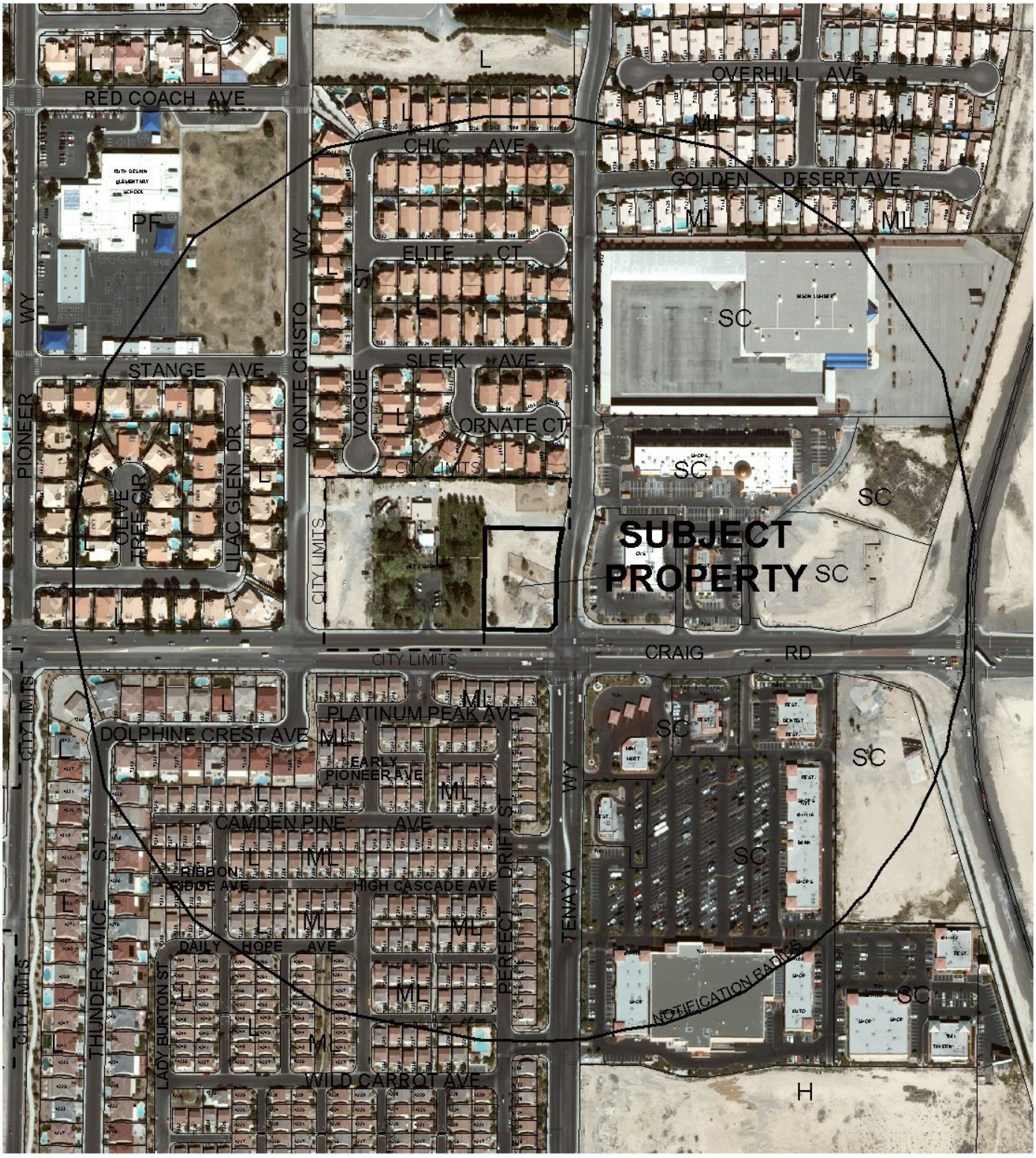
CASE: **GPA-35866**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-35866**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-35866 - APPLICANT/OWNER: CT-1, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

JB

GPA-35866 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a General Plan Amendment to amend a portion of the Centennial Hills Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road. An associated request to Rezone (ZON-35867) the site from R-E (Residence Estates) to C-1 (Limited Commercial) has also been submitted, to be consistent with the proposed land use designation. The subject site has a current land use designation of L (Low Density Residential), is zoned R-E (Residence Estates) and contains a single-family residence. The proposed land use designation of SC (Service Commercial) would allow uses that are compatible with the existing surrounding land uses and staff is recommending approval. If denied, the associated Rezoning (ZON-35867) and Site Development Plan Review (SDR-35868) would have to be denied, and the site would remain as a single-family residential use.

ISSUES

- The proposed SC (Service Commercial) General Plan designation is consistent with the proposed C-1 (Limited Commercial) zoning district proposed in Rezoning (ZON-35867), which will allow more intense uses and would be compatible with the surrounding commercial land uses; therefore, staff is recommending approval of the request.
- Approval of an associated Rezoning (ZON-35867) is required, if this request is approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
10/18/06	The City Council approved a request for an Annexation (ANX-15018) of approximately 1.0 acres at 7450 West Craig Road. The Planning Commission recommended approval of the request. The Annexation became effective 10/27/06.
10/03/08	A Code Enforcement citation (#70416) was issued for an abandoned house; dead trees and grass with high vegetation. Code Enforcement closed the case on 02/12/09.
10/15/08	A Code Enforcement citation (#70660) was issued for a referral from Streets and Sewers regarding a tree leaning from the back yard onto wall over onto Tenaya; the property was vacant. Code Enforcement closed the case on 10/20/08.
02/23/09	A deed was recorded for a change of ownership.
08/28/09	A Code Enforcement citation (#81333) was issued for homeowners that cut tree branches and left them piled on front yard for approx. two months. House is now vacant. This case has not been resolved.

11/05/09	The Planning Commission, at the request of the applicant, held in abeyance requests for Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); General Plan Amendment (GPA-35866) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road.
Related Building Permits/Business Licenses	
There are no Building Permits or Business Licenses that are pertinent to the subject site.	
Pre-Application Meeting	
08/19/09	A pre-application meeting with the applicant was held where elements of submitting a General Plan Amendment were discussed. Topics included: • Title 19 Zoning Code Requirements • Meeting Dates and Deadlines • Submittal requirements for associated applications to Rezone and Site Development Plan Review for a proposed 2,772 square-foot Restaurant with a Drive-Through were also discussed.
Neighborhood Meeting	
09/23/09	A neighborhood meeting was held on Wednesday, September 23, 2009 at 6:00pm at the Justice Myron E. Leavitt Middle School, Student Theater, located at 4701 Quadrel Street, Las Vegas, 89129. Four members from the applicant attended the meeting along with one member from the Ward 4 City Council office, one member of the Planning and Development staff, one member of the County Liaison office and 29 members of the public During the meeting the following issues were raised by the public: • The principle objection voiced was that the use is incompatible with the adjacent pet cemetery; the drive-through loudspeaker and fast-food smells will disrupt services and take away from the tranquility of the cemetery. • Commercial uses west of Tenaya are inappropriate and inconsistent with previous land use actions. • There are three existing fast-food restaurants in the vicinity, and there isn't a need for another one. • The 24-hour operation of the drive-through will bring additional traffic and crime, and will disrupt the residential properties in the vicinity. • Members of Metro were in attendance, and noted that horses used in mounted patrols and K-9 unit dogs are buried in the cemetery, and that the fast-food restaurant would be inappropriate adjacent to the cemetery. • It was noted that human remains are also located within the pet cemetery, and that the applicant should notify family members of the deceased of the proposed construction of the fast-food restaurant. • Residents stated that the applicant was aware of the existing land use designation and zoning when he purchased the property, and should maintain the existing approvals for the site, but that more intense commercial uses would be inconsistent with abutting properties.

Field Check	
09/17/09	During a routine site inspection staff observed a vacant single-family residence with a large pile of branches and debris in the front yard.

Details of Application Request	
Site Area	
Gross Acres	1.00 Acre

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single-Family Residence	L (Low Density Residential)	R-E (Residence Estates)
North	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
West	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site is located in the Centennial Hills Sector of the General Plan and has a current General Plan designation of L (Low Density Residential). This is a proposal to amend the General Plan designation to SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate. The proposed Service Commercial General Plan designation is compatible with the existing surrounding cemetery, residential and commercial uses.

Companion applications have been submitted for a Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); and a Site Development Plan Review (SDR-35868) for a 2,772 square-foot Restaurant with a Drive-Through use. The proposed use is permitted within in the C-1 (Limited Commercial) zoning district, and is consistent with the SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The SC (Service Commercial) General Plan designation allows low to medium intensity retail, office, or other commercial uses. The proposed amendment is compatible with the existing adjacent RS (Residential Suburban) – Clark County Designation, ML (Medium-Low Density Residential) and SC (Service Commercial) designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing adjacent land use and zoning designations.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The site is accessed by Craig Road, a 100-foot Primary Arterial, and Tenaya Way an 80-foot Secondary Collector, as designated by the Master Plan of Streets and Highways, which are adequate to serve the requirements of the Restaurant with a Drive-Through use. The subject site will be served by existing utilities, transportation and other facilities, which are adequate for the Restaurant with a Drive-Through use.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no other plans or policies that would affect the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 351

APPROVALS 2

PROTESTS 636

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-35866** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren Hardy

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** ☒ **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: Bradley Shultis

Print Name: Bradley Shultis

Subscribed and sworn before me

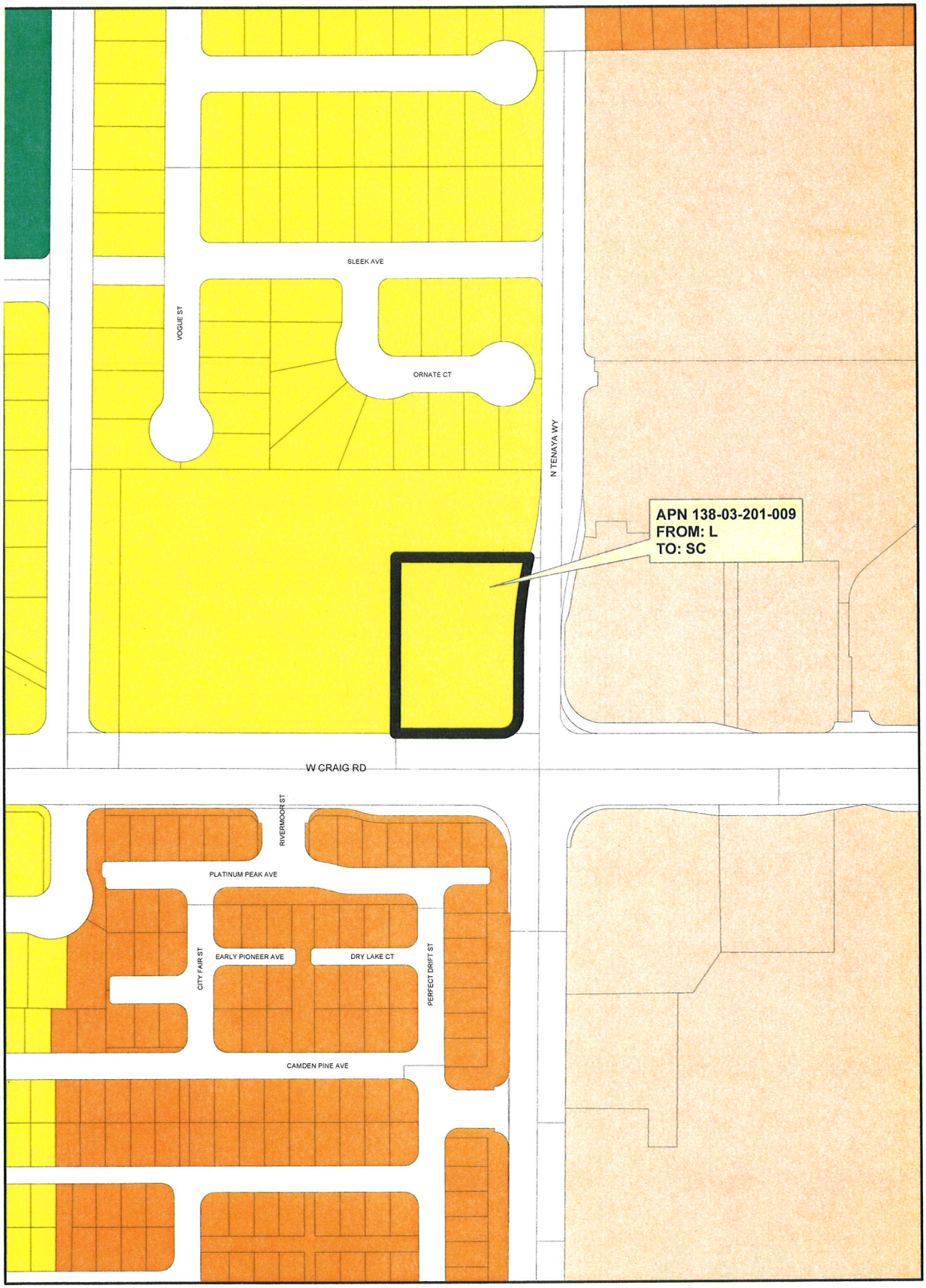
This 21 day of August, 2009

_____

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

GENERAL PLAN AMENDMENT



Rural Neighborhood Preservation
Rural Estates
Desert Rural
Rural
Low
Medium - Low
Medium - Low Attached
Medium
High
Office
Service Commercial
General Commercial
Tourist Commercial
Las Vegas Medical District
Light Industrial / Research
Planned Community Development
Downtown Redevelopment Area
Park / Recreation / Open Space
Public Facility
Public Facility - School
Public Facility - Clark County
Town Center
Resource Conservation
Downtown - Commercial
Downtown - Mixed Use
Not in City
Right - of - Way

REVISED

Data Current as of: September 17, 2009

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-6301

PLANNING & DEVELOPMENT

GPA-35866
10/22/09 PC



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09

THE HARDY CONSULTING GROUP

GOVERNMENT AFFAIRS • PUBLIC RELATIONS • LEGISLATIVE STRATEGIES

5070 ARVILLE STREET
SUITE 4B
LAS VEGAS, NEVADA 89118

702.889.3024 OFFICE
702.408.6666 CELL
702.543.4093 FAX

August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: **Justification Letter for Rezoning, Site Development Review and General Plan Amendment on 1 acre lot at Tenaya and Craig Rd APN: 138-03-201-009**

To whom it may concern;

On behalf of our Client, CT-1, LLC, we respectfully request to rezone APN: 138-03-201-009 (Approx 1 acre) from R-E to C-1. In addition, we request the current General Plan Designation of Low Density Residential be amended to a designation of Service Commercial. Finally, per the requirements of Title 19 and the City of Las Vegas Staff, we also request a Site Development Review.

The proposed use of this property is a fast food establishment, specifically a Carl's Jr. Restaurant at 2772 Square Feet with a drive through. It is planned as a 24-hour operation and will employ an estimated 25 people. The principles on CT-1 LLC have successfully developed these types of projects in the past. Specifically, the Carl's Jr. Restaurant at Cheyenne and Martin Luther King Dr., the Wild Oats Shopping Center at Tenaya and Lake Mead, and the Park Central Plaza at Ann and Losee Roads. In addition, the Lessee, S.L. Investments, is the Current Franchisee for Carl's Jr. and currently owns and operates 36 Carl's Jr. locations in Las Vegas and the surrounding Area.

We believe the property is not viable for development under its current zoning and general plan designation, as the parcel is directly adjoining a Pet Cemetery. In addition, the property located on the adjacent north and southeast corners at Tenaya and Craig Road are currently zoned C-1 with a general plan designation of Service Commercial.

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel conforming the subject property on the Northwest corner to the current zoning and general plan designations on the north and southeast corners makes sense for the community.

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SEP 02 2009

GPA-35866
10/22/09 PC

Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19 with a single exception. We would respectfully request an exception on the minimum throat depth requirement on each driveway entrance. Given the size of the lot, in order to meet the requirements for parking, we were unable to meet the code requirement for minimum throat depth.

Thank you for considering our request. Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me at 702-408-6666.

Sincerely,

W - Bills

Warren B Hardy II
The Hardy Consulting Group

GPA-35866
10/22/09 PC

Carman Burney

From: Teresa Morrell
Sent: Tuesday, October 20, 2009 9:18 AM
To: Steve Gebeke
Subject: FW: Internet Submission - GPA 35866 and ZON 35867

Hi Steve,
can u please respond to her. I'm in Bartlesville OK. There should be a request for each commissioner.
Thanks!
Teresa
580-4388

-----Original Message-----
From: va2vegas@cox.net [mailto:va2vegas@cox.net]
Sent: Mon 10/19/2009 8:39 AM
To: Planning Internet Email
Subject: Internet Submission - GPA 35866 and ZON 35867

Citizen Name: Julie Chadburn

Email: va2vegas@cox.net

IP Address: 24.234.24.22

Comments: Dear Commissioner Flangas,
I am writing to you today in opposition of GPA 35866 and ZON 35867 that will heard by the City of Las Vegas Planning Commission on October 22, 2009.
There is plenty of commercial opportunity on the east side of Tenaya Road, without having commercial activity, especially a fast-food restaurant with a drive-thru to encroach on the rural estates that are located on the west side of Tenaya Road.
We moved to this area to enjoy the rural estate lifestyle. I have no problem with commercial and the services that are provided on the east side of Tenaya. That is a natural buffer to the US 95. However, commercial establishments should not be allowed east of Tenaya. Once one piece goes commercial, there will be more and more applications up Craig Road towards Durango.
Additionally, a fast food establishment is not a compatible use with the cemetery located next door. I have friends that are buried there, both canine and human, and find that this type of use will ruin the sanctuary that the cemetery offers.
I am writing to request that you oppose these items.
Sincerely,

Julie Chadburn
7308 Breezy Night Court
Las Vegas, NV 89129

Date: 10/19/2009 8:39:03 AM

13P

WALTER J. RAYMOND

4805 Greencreek Dr
Las Vegas NV 89110
Phone 702 452 6384
dodgerdog@peoplepc.com

RECEIVED
OCT 29 2009

October 15, 2009

Craig Road Pet Cemetery
7450 W Craig Road
Las Vegas NV 89129-6099

To whom it may concern:

Regarding the upcoming attempt to put an eatery adjacent to the Pet Cemetery, this is totally un-acceptable. This is an insult to all pet lovers! Between mine and our Daughter (Fowler) we own 4 plots there and take great pleasure and comfort in visiting the places of 3 of our beloved pets. The fourth plot is reserved for a pet and adult son still living.

The company which purchased the property in question knew precisely what they were buying, and proceeded in their own interests and the almighty dollar. This re-zoning must not be allowed. The zones are in place for a specific reason, I don't feel the changes are needed for the benefit of a select few.

Please include this letter in any presentatation or petitions that you may be planning

Sincerely, and may God Bless

Walter J Raymond

Submitted after final agenda
Date 10/29/09 Item 13P

TOTAL P.001

fax 645-8618

RECEIVED
OCT 29 2009

October 1, 2009

To Whom It May Concern:

This letter is in regards to the proposed zoning change to allow a Carl's Jr. be built on the NW corner of Tenaya and Craig Rd. I am a life long Las Vegan and I have three dogs buried at the Craig Road Pet Cemetery. I have pre-purchased plots for three more.

I AM WHOLEHEARTEDLY **AGAINST** THE BUILDING OF A CARL'S JR. NEXT TO THE CRAIG ROAD PET CEMETERY.

I have many reasons why I am against this. To state a few:

- I do not want to hear cars, loud music, people placing drive thru orders or a person through a speaker asking if a patron would like a chocolate milk shake with their combo meal while I am trying to have a private moment with my loved one
- I do not want a 24-hour fast food place next to the final resting place of my loved one where there is more potential for vandalism and or destruction of grave sites
- I do not want to have to worry about how the owners of the Craig Road Pet Cemetery will make sure that the grave sites are safe (potential increases in cost, etc)

I buried my greyhound last year and it was a very emotional service. I DO NOT want there to be potential inconsiderate patrons of this fast food place to take away from my private moment as I lay my loved one to rest. I value the memories that I shared with my family as we said goodbye to her.

Sincerely,

Sue Fowler

Sue Fowler
2692 Windy Breeze Ct.
Las Vegas, NV 89142

702-499-0713

Submitted after final agenda
Date 10/29/09 Item 13P

OCT-01-2009 09:59 J.A.CESARE & ASSOC. 2100 P.001/001

RECEIVED
OCT 29 2009

September 25,2009

Craig Road Pet Cemetery

To Whom It May Concern:

I want to register my dismay over the recent talk of having a Carl's Jr. built on the corner of your cemetery.

It is very inappropriate and shows a great lack of respect for the human owners, their pets and especially the humans and pets laid to rest together.

We don't need another fast food restaurant on this corner, disturbing this peaceful place. Progress in this case Is not progress, it is a desecration and unacceptable.

I invested in your cemetery, purchasing a place for my pets and myself to lie In peace. Why must this place be disturbed for a FAST FOOD RESTAURANT??

Regards,

Wendy Spauf

Wendy Spauf
5728 So. Ruby Street
Ft. Mohave, AZ 86426
928-768-5460

Submitted after final agenda
Date 10/29/09 Item 13P

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NOV 02 2009

October 29, 2009

Via Facsimile

Las Vegas City Council:
Mayor Oscar Goodman: ***(702)385-7960***
Mayor Pro-Tem Gary Reese: ***(702)382-8558***
Councilman Steve Wolfson: ***(702)382-8558***
Councilwoman Lois Tarkanian: ***(702)382-8558***
Councilman Steven D. Ross; ***(702)464-2556***
Councilman Ricki Y. Barlow: ***(702)382-8558***
Councilman Stavros S. Anthony: ***(702)382-8558***
City Manager Elizabeth N. Fretwell: ***(702)388-1807***

Via Facsimile (702) 382-4803

Planning Commissioners:
Glenn E. Trowbridge, Chair
Richard Truesdale, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Gus W. Flangas

Re: ***Rescheduled from 10/22/09 Planning Commission Agenda to 11/05/09***

13. **GPA-35866** - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan to the the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at **7204 West Craig Road (APN#138-03-201-009), Ward 4 (Anthony)**
14. **ZON-35867** - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1(LIMITED COMMERCIAL) on 1.00 acres at **7204 West Craig Road (APN#138-03-201-009), Ward 4 (Anthony)**
15. **SDR-35868** - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-35866 AND ZON-35867 - PUBLIC HEARING - APPLICANT/OWNER: CT-A, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,772 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.00 acres at **7204 West Craig Road (APN#138-03-201-009)**, r-e (Residential Estates) Zone [PROPOSED:C-1 (Limited Commercial)], Ward 4 (Anthony)

Dear Mayor, Council Members and Commissioners:

I am sending this letter in a plea that the above named property **located at 7204 West Craig Road (APN#138-03-201-009), remain as a residential property (no commercial west of Tenaya),** and that said requests above, all relating to a commercial re-zoning, be denied. Back in 2001, when I purchased the first plot for my **beloved child**, Chewie, I recall meeting the caretaker of the cemetery who resided with his wife in the home located at 7204 West Craig Road. As I have always resided in southeast Las Vegas and now Henderson, it was difficult for me to visit Chewie, but I knew that the care taker was always there looking over all the children buried in the cemetery. The pet cemetery was often better taken care of than a regular cemetery. The love of the people for their animals is clearly shown by the plaques, flowers and various other loving items placed near their animals. Many of the stones reflect that the owners clearly consider these animals as their children, as do I. Moreover, many owners are buried in the cemetery, which I have requested as well since I want to be with my children. I have a total of 9 plots at Craig Road Pet Cemetery.

Submitted after final agenda
Date 11/02/09 Item 13P

10/29/2009 THU 19:53 [TX/RX NO 6628] 002

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I have lived in Las Vegas for the past 20 years and have been fortunate to graduate from the University of Las Vegas, Nevada, as well as the charter class at the William S. Boyd School of Law, for which I am a practicing attorney with the law firm of Jolley Urga Wirth Woodbury & Standish. I previously worked for John Peter Lee, Esq., from whom I learned that he battled and prevailed in saving the pet cemetery over 30 years ago, in 1971, when it was known as Pet Ponderosa Memorial Gardens. Mr. Lee obtained an injunction to prevent the termination of the water supply to the cemetery thereby preserving the land. *Memory Gardens of Las Vegas, Inc. V. Pet Ponderosa Memorial Gardens, Inc.*, 88 Nev. 1 (1972), 492 P.2d 123.

Back in 1971, the Nevada Supreme Court case indicated that there were only 300 plots which has now grown to over 6,000.00 plots with over 100 human burial remains. Most notably are the police K9 dogs in which peace and tranquility is sought for the services and visitation between the partners. The pet cemetery is a beautiful place in which our children are at rest and we come and visit them in a quiet and peaceful area.

Once again we are here battling to save our pet cemetery, the only one in Clark County, and we must fight so that commercial greed is not allowed to take over. Although said property may not be selling as residential - this is a COMMON problem for ALL of Las Vegas as no one has been able to successfully sell real property as a result of the poor real estate market. I attended the neighborhood meeting on September 23, 2009, and to my surprise said commercial zoning was not only objected to by those who have an interest in preserving the peace and tranquility of the pet cemetery, but also the long-standing residents who had previously made concessions over the years, but with the promise that **there would be NO commercial development west of Tenaya.**

There is plenty of commercial on the other corners such that this corner DOES NOT have to be touched. Especially in this time when I see so many commercial buildings, **new and old**, standing EMPTY. Thus, it is no hardship to set up a commercial establishment elsewhere, where properly zoned for the same, considering THERE ARE SO MANY EMPTY COMMERCIAL BUILDINGS AND AREAS to more appropriately place said development and revitalize said areas. I just know from Henderson, it is sad to see the empty strip mall along Stephanie from Sunset to Warm Springs, and all along Sunset Station, and the numerous empty commercial buildings along Lake Mead or Boulder Highway. Thus, commercial development should go where it is appropriately zoned for the same and better re-vitalize the neighborhood - NOT at the residential area of the pet cemetery.

Submitted after final agenda
Date 11/02/09 Item 13P

10/29/2009 THU 19:53 [TX/RX NO 6628] 003

RECEIVED
NOV 02 2009

The peace and tranquility of this area must be preserved and allowing a zoning change to commercial will destroy this and the integrity of this cemetery. Please support the Craig Road Pet Cemetery, its patrons, our children, and the residents; all of whom object to the request to re-zone this property to commercial. Please keep this land as residential.

Sincerely,

Holly A. Fic

PLEASE ALSO ADD THESE NAMES TO THE PETITION AGAINST THE ABOVE STATED REQUEST FOR RE-ZONING:

	Name (Print/Sign):	Address:	Phone Number:
1.	Holly Fic	707 N. Racetrack Rd Henderson, Nv 89015	(702)856-3387
1. 2.	Jason Hall	707 North Racetrack Rd Henderson, Nv	702 856-3387
3.	Rose Alexis	707 N Racetrack Rd Hd, Nv	702-856-3387
4.	Jennifer Willis	1716 Waltrip ct., Henderson, nv	702-270-8972
2. 5.	Craig Willis	1716 Waltrip ct., Henderson, nv	702-270-8972
3. 6.	Amber Duvall	973 Via Arenula St, Henderson, NV	702-750-6273
4. 7.	Maxine	3800 H Hughes Pkwy 16th Fl	702-694-750
5. 8.	Yvonne Ruiz	1589 Sombrero Dr. LV, NV 89169	702-332-178

Submitted after final agenda

Date 11/02/09 Item 13P

10/29/2009 THU 19:53 [TX/RX NO 6628] 004

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NOV 02 2009

6. [signature] (Mindy Fisher) 3670 Seneca Circle, Las Vegas NV 89169 (702) 203-37

7 10. Kelly McGee [signature] 7624 Pacific Hills, LV, NV 89128 (702) 646-3844

8 11. William SPOHRER [signature] 725 S. Hualapai Way LV 89145 (702) 499-7500

9 12. Elsa Thaler 1608 Breeze Canyon Dr. LV, NV 89117 [signature]

10 13. Kerrie Mendoza [signature] 9017 Silk Bonnet ct. LV 89143 (702) 2631545

11 14. Donna Pennick [signature] 2234 Shadow Canyon Dr. 89044 702. 737-5611

12 15. Karen Gullberg [signature] 6115 W. Harmon #23, Las Vegas NV 89

12

Submitted after final agenda

Date 11/02/09 Item 13P

10/29/2009 THU 19:53 [TX/RX NO 6628] 005

Petition to Stop the Rezoning of Parcel 138-03-201-009

RECEIVED
OCT 29 2009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

	Printed Name	Signature	Address	Comment	Date	
1	DENNIS MASTNY		4465 N. Campell Rd LV NV 89129		9.24.09	1
2	Gail Mastny	Gail L Mastny	4465 N. Campbell Rd. LV NV 89129		9-24-09	
3	CURT WEIMAN		9449 White Ridge Ave	NO C-1	9.24.09	2
4	Lisa Johnson		4826 Mar Vista Way LV 89121		9-24-09	3
5	Laurie Pijanowski	Laurie Pijanowski	7100 W Alexander Rd # 2034 Las Vegas, NV 89129	NO C-1	9-24-09	4
6	John Pijanowski	John Pijanowski	7100 W. Alexander Rd # 2034 Las Vegas, NV 89129		9-24-09	
7	Kendra Hubbard	Kendra Hubbard	3355 S Town Center Dr. #1009 Las Vegas, NV 89135		9-24-09	5
8	CESAR MEZA		3769 Chili pepper St Las Vegas NV 89118		9-24-09	6
9	Chris Augustine	Chris Augustine	3355 S. Town Center Dr #1009 Las Vegas, NV 89135		9-24-09	
10	Elivia Hernandez	Elivia Hernandez	3769 Chili Pepper St. Las Vegas, NV 89115		9 24-09	7
11	JUDY STUEWE	Judy Stuewe	6271 BULLRING LN LAS VEGAS, NV 89130	NO REZONING	9-24-09	8
12	Richard CANDILIERE	Richard Candiliere	6271 BULLRING LANE LAS VEGAS, NV. 89130	NO REZONING	9-24-09	

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Submitted after final agenda
Date 10/29/09 Item 13P

RECEIVED
OCT 29 2009

	Printed Name	Signature	Address	Comment	Date	
13	DENNIS MAHONEY	Dennis Mahoney	8905 BEACH FRONT RD		9-24-09	9
14	Linda Gamble	Linda Gamble	8905 Beach Front.		9-24-09	
15	Terry Hill	Terry Hill	4800 Everstorm Glow		9-24-9	10
16	Kym FIEGL	Kym Fiegl	3810 REFLECTION WAY		9-24-09	11
17	MARVIN LARA.	Marvin	6229 RASSLER AVE		9-24-09	12
18	BEVERLY SEROTA	Beverly J. Serota	2540 Golden Sands	SeroIA@aol.com	9.24.09	13
19	ALVIN SEROTA	Alvin Serota	2540 GOLDEN SANDS	11	9/24/09	
20	Leah Silva	Leah Silva	7101 Smoke Ranch R. #1057		9/24/09	14
21	CAROLANN S. TROUSDALE	Carolann S. Trousdale		NO CARL'S JR. !	9/24/09	
22	JOHN C. DELL'ERBA	John C Dell'Erba	8541 WILD DIAMOND AVE		9/24/09	15
23	CHARLENE BALLAN	Charlene Ballan	8541 Wild Diamond Ave	No Carls' Jr.	9-24-09	
24	Kristine Turner	Kristine Turner	4455 Quadrel St	No commercial	9-24-09	16
25	DAVID TURNER	David Turner	4455 quadrel St		9-24-09	
26	KERMIT BUCHTER	Kermit Buchter	4330 S BOSTERN AVE		9/24/09	17
27	Laura Lugo	Laura Lugo	9180 Glennon Ave.	No Commercial.	9/24/09	18
28	Guillermo Lugo	Guillermo Lugo	9180 Glennon Ave.	No commercial	9/24/09	

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	Printed Name	Signature	Address	Comment	Date	
29	Rachel Humbert	Rachel Humbert	3735 Candytuft Ridge Ave	NO FAST FOOD JOINT BY THE CEMETERY	9/24/09	19
30	Vinessa Nieves	Vinessa Nieves	1 B Clay St Las Vegas	No Food by The cemetery	9/24/09	20
31	Gennifer Davenport	[illegible]	6026 Marvin St NLU NV 89031	NO fast food by cemetery	9/24/09	21
32	JACQUELINE KANELOS	[illegible]	1915 SIMMONS ST #2169 LV NV 89106	THAT'S RUDE!	09/24/09	22
33	GAIL GOODAPPLE	Gail Goodapple	2916 DRURY ST	SUCH POOR TASTE!	9-23-09	23
34	Linda K Azevedo	Linda K Azevedo	3663 Biela Ave L.V.	Such horrible Tast	9-24-09	24
35	Frank E. Azevedo	[illegible]	3663 Biela Ave L.V.	" " " "	9-24-09	
36	ELIZABETH OSENBAUGH	[illegible]	10826 RioVista Ct. PARKER AZ 85344	ANY Business next to the cemetery is RUDE & UNNATURAL	9-24-09	25
37	DONALD WILCOX	Don Wilcox	10826 RioVista Ct. PARKER AZ 85344	Fast food next to a calm & peaceful place would be the worst thing ever!	9-24-09	
38	Lynn Burke	Lynn Burke	HC 33 Box 33 Las Vegas, Nevada 89161	I planned to be buried here & join my other family members here! The process to rezone was not follow this is unconscionable	9-24-09	26
39	Albert L. Heinold	Albert L Heinold	PO Box 72154 LV NV 89170	no	Sept 24, 9	27
40	Joyce Opperman	Joyce Opperman	7900 Ben Hogan L.V. 89149	Absolutely not!	9-24-09	28
41	MINORU PAUL AKATANI	[illegible]	7912 SOARING BROOK ST. LAS VEGAS 89131	OPPOSED	9-24-09	29
42	Charlene Dessaints	Charlene Dessaints	2201 Santa Paula Dr 89104	Absolutely Not / No Compassion	9-26-09	30
? 43	Jack & Beverly	Jack & Beverly	3905 Tumbleweed	Rude / where your feelings?	9-24-09	31
no 44	Crista Long	[illegible]	413 N L Street #C Lompoc, CA 93436	unconscionable	9-24-09	32

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	Printed Name	Signature	Address	Comment	Date	
45	Paul Terry	Paul Terry	4021 Treasured Note Ct.		9-25-09	3
46	James Whitney	James Whitney	3430 Purdue way		9-25-09	3
47	JOSEPH BAYS	Joseph Bays	2808 FAISS DR		9/25/09	3
48	Terry Cummings	Terry Cummings	121 Huntly Rd		9-25-09	3
49	Vonni Mascarenas	Vonni Mascarenas	2256 Brendahn	No food NO Doc	9-25-09	3
? 50	Debra Cyr	Debra Cyr	2236 Glenwood	No No	9-25-09	3
51	Sharmaine Berroyer	Sharmaine Berroyer	4306 Shady Hollow NLV 89031	I cant imagine eating or ordering food next to place where they Bury & Cremate pets	9-25-09	3
52	W. Steven Berroyer	W S Berroyer	4306 Shady Hollow NLV 89031 NV	NO	9-25-09	
53	SCOTT RAYER	Scott Rayer	2270 MORESCA Ave Henderson, NV 89052		9-25-09	4
54	Paula Brannstrom	[illegible]	729 Carlos Julio Ave N.L.V., NV 89031	inappropriate	9-25-09	4
55	Rebecca Ayers	Rebecca Ayers	3940 marble mountain 89129	Horrible !!!!	9/25/09	4
56	Clay M Clay	Clay M Clay			9/25/09	
57	WILLIAM BRADSHAW	William Bradshaw	9501 W. SAHARA LV NV 89117	INAPPROPIATE	9/25/09	4
58	RUTH BRADSHAW	Ruth Bradshaw	9501 W Sahara Ave LV NV	no Rezoning inappropriate	9/25/09	
60	RON NISKA	Ronald W Niska	6543 Magellan Way 89103	office only with appropriate design	9/25/09	4
61	JERRY BLACKWELL	[illegible]	2300 E Silvencio Lane		9/25/09	4

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62	Anthony Gulla	[signature]	LV, NV 89119 #361 1350 E. Flamingo Rd		9/25/09	46
63	LAURA LUCIDO	L Lucido	L.V. NEV 89147 7250 MTN MOSS DR	WHAT PART OF "NO COMM. BLDG" W. OF TENAYA DON'T	09/25/09 YOU UNDERSTAN	47
64	Judy Smith	[signature]	1263 S. 9th St		9/25/09	48
65	AL ZAPATA	[signature]	12036 ROYAL DOLNOCH CT. LAS VEGAS, NV 89141	IT would be totally disrespectful to have our family next to	9/25/09	49
66	Arthur Weiss	[signature]	1170 ANISECT LAS VEGAS NV 89142	THERE NEEDS TO BE RESPECT FOR CRPC!	9/25/09	50
67	Chieko Weiss	[signature]	"	"	"	
68	Ana Zapata	[signature]	12036 Royal Dolnoch Ct. Las Vegas, NV 89141	I like to be part of the Cemetery	9/26/09	51
69	RICHARD VEGA	[signature]	1106 Jewel Spring Ln N. LAS VEGA, NV 89081	Respect CRPC Community Reserve	9/26/09	52
70	SYDNIE BARCENAS	[signature]	4111 TATUM CT NLV, NV 89032	PLEASE RESPECT OUR CHILDREN.	9/26/09	53
71	Kellie Benway	[signature]	4689 Winfield Drive Las Vegas NV 89147		9/26/09	54
72	CAROL Niemann	C. Niemann	89128 1716 PINION MESA CT		9/26/09	55
73	Brooks Canon DON THOMPSON	[signature]	2300 ROCK SPRINGS L.V. NV 89128			56
74	Tom & Judy Sandoval	[signature]	4337 BOD WHITE DR NLV. NV 89032	Howell Heart	9/27/09	57
75	Jessica M. Humphrey	[signature]	3872 Crest Horn Dr. Las Vegas. NV 89147	Inappropriate	9/28/09	58
76	DWAYNE Shelby.	Dwayne Ladine	6500 W. CHARLESTON BL#241 LV-NV. 89146	no need, will cause to much traffic. Take Peace	9/28/09	59
77	Craig Dunkle	[signature]	1017 Heather Lynnette Ct		9/28/09	60

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78	PETE KRIEGER	Pete Krieger	5709 Forest Hills Dr.		9/30/09	61
79	Michel Afierc	Michel Afierc	231 W. Atlantic Henderson		9/30/09	62
80	Felisha Saldana	Felisha Saldana	231 W. ATLANTIC AVE.		9/30/09	
81	Mark Pope	Mark Pope	3325 N. Nellis		9/30/09	63
82	Brenda Pope	Brenda Pope	3325 N. Nellis		9/30/09	
83	MIKE MANOS	Mike Manos	4608 MANCILLA St. 89130	Don't chg. zoning		64
84	JILL MANOS	Manos	4603 MANCILLA ST 89130	Please don't Chg zoning	9/30/09	
85	Sidy White	Sidy White	10263 Garden Glen	Stop rezoning	10/1/09	65
86	Mark White		10263 Garden Glen	Stop rezoning	10-1-09	
87	ROBERT HAUTH		2180 KINGMAN AZ NUMBERS & ONLY?	A CARDS JR $?!!? # ORDERING CARDS.	10/01/09	no one called here
88	Delores Hauth	Delores K Hauth	1601 A Sandhill NV	Stop rezoning	10-01-09	67
89	John J. Jones	John J. Jones	1256 Moon Vision St	Stop zone change	10-1-09	68
90	Gerry Sharp		3000 S. SANDHILL Rd. #237	NO FAST FOOD!	10-1-09	69
91	Angelina Vargas	Angelina Vargas	1701 N. Jones Blvd.	No Fast Food	10-1-09	70
92	Alan M. Lichter	Alan M. Lichter	916 Belle Sh Ct	No fast Food	10-1-09	71
93	FRANK LEE	Frank Lee	9490 BERMUDA RD APT 1119	ENOUGH FAST FOOD IN AREA DON'T CHANGE ZONING	10-2-09	72

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94	MARJORIE CARSON	Marjorie Carson	7215 W. Pleasant View	Please let us keep our peace	10-2-09	73
95	EUGENE CARSON	Eugene Carson	7215 W. Pleasant View		10-2-09	
96	Rykeil Johnson	Rykeil Johnson	4826 Mar Vista Way		10-2-09	74
97	BARBARA STUEWE	Barbara Stuewe	4211 FINO CIRCLE N. LAS VEGAS NV 89032		10-2-09	75
98	Pat Blom		8122 N. Flamingo #81 LV 89147			76
99	Hugh E. Shirkey	[signature]	" #80			77
100	ROGER PAUTZ	[signature]	7004 CARMEN BLVD 89128	GRAB-A-BURGER & FAT IT IN THE CEMETERY—NOT!	10/2/09	78
101	Mary Duigna	[signature]	8205 Cedar Blue Ln. 89128	PEACE!	10/5/09	79
102	Lynn Wiltsie	Lynn Wiltsie	8460 W Reseda Way LV 89149		10/5/09	80
103	MARY MATTERN	Mary Mattern	5822 Golden Wing Street	F xx x - off	10/5/09	81
104	Shauna O'Mahoney	Shauna O'Mahoney	7440 W. Eldorado Ln. #129 LV, NV 89113		10/6/09	82
105	Carol Williams	Carol Williams	929 Sulphur Springs #202 LV NV 89128		10/6/09	83
106	Beatrice Williams	Beatrice Williams	929 Sulphur Springs #202 LV NV 89128		10/6/09	
107	[illegible] Sweany	[signature]	8217 Cimarron Ridge Dr.		10-06-09	84
108	Jodi Baron	Jodi Baron	1309 WALSTONE RD		10-6-09	85
109	Steve Baron	Steve Baron	1309 WALSTONE RD		10-6-09	

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	Printed Name	Signature	Address	Comment	Date	
110	FRED HICKS	Fred Hicks	5020 ERIN RD	FT. MOHAVE AZ. 86427	10/6/09	86
111	MARION ERICKSON	Marion Erickson	5320 EUGENE AVE		10/6/09	87
112	ANNE HOLLINGER	Anne Hollinger	5320 EUGENE AVE.		10/6/09	
113	CLARA ETTER	Clara Etter	5486 overland st Las Vegas NV 89118		10/6/09	88
114	Sharon White	Sharon White	2101 Calle de España			89
115	Eddie White	Eddie White	2101 Calle de España			
116	Allison White	Allison White	2205 Plaza de la Candela			90
117	Joe Calabrese	Joe Calabrese	2205 Plaza de la Candela		10/7/09	
118	LINDA PERKOWER	Linda Perkower	Cimmaron St			
119	Bennie Johnson		2727 La Pradera		10/7/09	91
120	JANE ROMANO	Jane Romano	1717 Honey Tree Dr		10/7/09	92
121	JAY ROMANO	Jay Romano	1717 Honey Tree Dr		10/7/09	
122	BARBARA STONE	Barbara Stone	2473 Black River Falls Dr. Henderson 89044		10-7-09	93
123	ROBERT STONE	Robert Stone	2473 Black River Falls Dr.		10-7-09	
124	LAWRENCE DODD	Lawrence Dodd	975 Green Hills Dr #3323 89052		10-7-09	94
125	DANIEL DODD	Daniel Dodd	975 Green Hills Dr. 89052		10-7-09	

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	Printed Name	Signature	Address	Comment	Date	
126	J. Bracco		7740 Pine Warbler Ln	No Commercial, Please	10/7/09	95
127	J. Cutler		9446 White Ridge Ave	No Carl's Jr	10/7/09	96
128	D. J. Livingston		3872 Crest Horn "	No comm. ctr/Park	10/7/09	97
129	K J Livingston		" " "	NO Carl's Jr	10/7/09	
130	MARSHALL MASEK		702 647-3479 3908 WIDE RIVER ST	Not a commercial place	10/08/09	98
131	DEBBIE HINES		4280 E. BRIDGER ST. LAS VEGAS, NV 89061	NOT THE APPROPRIATE LOCATION	10-8-09	99
132	Kelly Stang		10567 Olympic Pine Dr. LV, NV 89135	worried about vandles would bring busy fast food REST. not be appropriate	10/8	100
133	Debbie Bledsoe		2700 BRYANT AVE LV, NV 89102	I Feel the Same Way -	10-8-09	101
134	SEYMOUR COHEN		2796 COTTONEASTER ST. LV, NV 89135	Leave it the WAY it is	10-8-09	102
135	Arlene Cohen		2796 Cotoneaster Street LAS VEGAS NV 89135		10/8/09	
136	Shaleen Jessica		220 Eastdale Ct.	Carls Jr. will ruin the peace.	10-09	103
137		AL PERSE	220 EASTDALE CT	NO CJ	10-09	
138	B. Hill		5400 Desert Fountain		10/9	104
139	Jim Hillyard		8335 Lexford St		10/9	105
140	Candace Wiltgo		8460 W. Rosada Way	NO carls Jr!	10/9	106
141	PAT Rush		335 Blackstone Ridge	W.T.F.	10/9	107

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	Printed Name	Signature	Address	Comment	Date	
142	Paula Hill	Paula Hill	6441 Deadwood Rd Las Vegas NV 89108	How could you put	10/14	108
143	Harold Hill	Harold Hill	6441 Deadwood Rd Las Vegas, NV 89108	Hamburgers next to a Cementary. Cunnal	10/14	
144	Carole Brownell	Carole Brownell	9645 W. Trop LV 89147	Has no feeling!!! NO WAY!	10/14	109
145	Carmela Paul	Carmela Paul	8220 Riviera Beach Dr Las Vegas N.V. 89128	Do not do this. Wonder think of all the full animals	10/14	110
146	Tina Pool	Tina Pool	3660 Boulder Hwy #512 Las Vegas NV 89121	NO !!!	10/14	111
147	James Wilson	James Wilson	3660 Boulder Hwy #512 Las Vegas NV 89121	this is an outrage Please Don't Do this	10/14	
148	Sean Michael	Sean Michael	5344 Images Ct Las Vegas NV 89107	Please Don't Do this	10/14/09	112
149	David Lane	David Lane	1928 Caular Dr LV NV 89108	" " "		113
150	John Frederick	[illegible]	2521 Sunwood 89128	" " "		114
151	Madlyn Lee	Madlyn Lee	4401 Twin Peaks 89032	" " "	10-15-09	115
152	Diana Joy	Diana Joy	Larkspure Ave Larkspure, Calif	" " "	"	116
153	Beryl Warren	Beryl Warren	5704 St. Clair Dr LV, NV 89128	" " "	10/15/09	117
154	NJ Pettit	Nancy J. Pettit	4821 Lancewood Ave Las Vegas, NV 89110	NO WAY!	10/16/09	118
155	JW Barrow	James Barrow	909 Shelton Dr LV NV 89108	STOP IT!	10/16/09	119
156	Paul M. Venglik	Paul M. Venglik	3916 Dabney Dr N. Las Vegas	There are enough places to eat now!	10-22-09	120
157	Janet Hunter	Janet Hunter	7809 Mission Point 89149	Have some respect for our loved ones!	10-24-09	121

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

	Printed Name	Signature	Address	Comment	Date	
1	OLIVER DOUGLASS	Oliver Douglass	4545 QUADREL ST.		9/24/09	122
2	DOROTHY DOUGLASS	Dorothy Douglass	4545 QUADREL ST.		9-24-09	
3	ANTON SCODWELL	Anton Scodwell	4313 LEON AV 89130		9/24/09	123
4	GARY CORDELL	Gary Cordell	2701 N. RAINBOW BLVD #1081 LAS VEGAS, NV. 89108		9/24/09	124
5	JEAN PORTER	Jean Porter	4560 QUADREL ST 89129		9/24/09	125
6	LARRY PORTER	Larry Porter	4560 QUADREL ST 89129		9/24/09	
7	TODD MARTY	Todd Marty	5108 COSTABELLA LANE		9/24/09	126
8	DAVID FISHMAN	David Fishman	8624 Butterchurn Ave		9/24/09	127
9	ZUKI FISHMAN	Zuki Fishman	8624 Butterchurn Ave.		9/24/09	
10	TERRY DIXON	Terry Dixon	5237- ELM GROVE DR		9/26/09	128
11	BETTY DIXON	Betty Dixon	5237- ELM GROVE DR		9/26/09	
12	John Conway	John Conway	878 Ashford way		9/26/09	129

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Printed Name	Signature	Address	Comment	Date	
KATHY OSZUST	Kathy Oszust	2143 Sierra Storm Lane L.V.	No rezoning	9-29	130
Nancy Calk	Nancy Calk	1913 Randa Lane	NO REZONING	9-29-09	131
Raquel Olvina	Raquel Olvina	9310 Indian Cane Ave.	NO Rezoning	9-29-09	132
Arcadio Olvina		9310 Indian Cane Ave.	No Rezoning	9-29-09	
Maurice Hollings	M. Hollings	7708 GOLDEN FALCON ST.	NO REZONING	9-29-09	133
NICOLE BOWMAN	Nicole Bowman	7724 Robengler Ave.	NO REZONING	9/29/09	134
Jody Ford	Jody Ford	137 Westin Ln-Hen	No Rezoning	9-29-09	135
Kristy Kraster	Kristy Kraster	10933 Civiletti St.	NO re-zoning	9-29-09	136
JAY BANK	Jay	1635 SERENADA	NO REZONING	9/29/9	137
ROBERT Woolsey	Robert Woolsey	8909 Gothic Ave	NO Rezoning	9-29-09	138
Bridget Souke	Bridget Souke	PO Box 28191 LV NV	NO REZONING	10-5-09	139
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THIS IS TO STOP CARLS JR FROM proceeding to build right next door to Craig Pet Cemetary which would be disturbing to cemetary.

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Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
Carol Pelka	Carol Pelka	2920 Dogwood Ave 89030		9/25/09	141
Linda Newman	Linda Newman	6928 Welsh Cir 89108		9/25/09	142
Jennifer Taylor		8158 Hawk Glen Ct LV, NV 89131		9/25/09	143
Mary Johnson		9928 Bundella Dr LV 89134		9/25/09	144
Patricia Harris	Patricia Harris	4912 Gates Fall Ct. 89149		9/25/09	145
Robin Hardin	Robin Hardin	4912 Gates Fall Ct		9-25-09	
Danna West	Danna West	1137 Olvera Way		9-25-09	146
Jennifer Devine	J.M. Devine	10309 Marc Kahre Ave 89129		9/26/09	147
Phyllis Fishman	Phyllis Fishman	1701 N Jones #2048 (89108)		9/26/09	148
Karla Campagna		7425 Summer Sun Dr.		9/26/09	149
Michelle Malloy	Michelle Malloy	7965 Rim Rock Way #101 LV NV 89128		9/30/09	150
Paula Moya	Paula Moya	9308 Dancing Daffodil LV, NV 89129	Submitted after final agenda	9/30/09	151

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
MATT SCHNEIDER	Matt Schneider	2032 WANDERING LV, NV DOE		9/30/09	152
Michele Truell	Michele Truell	4650 PRATT	Do NOT put up that CRAP there	9/30/09	153
Bobbie Klocker	Bobbie Klocker	3521 Jennifer St Pahrump	No—	9/30/09	154
JANET DIFFER	[illegible]	7716 Alina Ave. LV 89145	NO — we have too many junk food places already!	10/01/09	155
Megan Little	Megan Little	5209 Mantua Ct.		10/1/09	156
Hope McClure	Hope McClure	2109 LAS Verdes		10/1/09	157
Maria Brazzoni	MARIA BRAZZONI	6653 Lillard Dr	NO don't		158
Yvonne Swansen	Y Swansen	7008 Pinderhorn Ave. LV NV		10/1/09	159
C Hughes	[illegible]	101 Luna Way	NO — aren't there enough restaurants in LV. Have some consideration for the	10/1/09	160
Kerry L. Cox	Kerry Cox	5709 Patricia Ave LV 89130	citizens who have deceased pets in the pet cemetry	10-1-09	161
Bernard Lucido	[illegible]	7250 MTN MOSS DR, LV		10-1-09	162
Juanita Masse	Juanita Masse	1540 MARION Dr LV	enough fast food restaurants - don't need more	10-1-09	163

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
MARY ANN NELSON	Mary Ann Nelson	7213 Painted Shadows	No Fast Food by pet Cemetery	10-1-09	164
Doug Nelson	Doug Nelson	7213 Painted Shadows	No Fast Food	10-1-09	
F Flores		5021 Spencer	no Fast Food	10-1-09	165
Jessy Aguila		6650 S. Sandy Hill Rd	No Fast Food	10-6-09	166
NUBIA ALLEN	Nubia Allen	6661 Silverstream Ave #2035	NO Fast Food	10/2/09	167
Karen Darney	Darney	3050 N Jones Blvd	528-4747 No fast Food	10/2/09	169
Katherine Kokkalis	Katherine Kokkalis	3050 N. Jones Blvd.	NO fast food	10/2/09	
Gail	Gail	5260 So Jones	" " "	10/3/09	169
Alton Hoyle	Alton Hoyle	3050 N Jones #1104	No Fast Food	10/3/09	170
KENNETH PATE	Kenneth Pate	3056 N Jones 2057	NO FAST FOOD	10/3/09	171
Laura Hoyle	Laura Hoyle	3050 N. Jones #1104	NO FAST FOOD EVER	10/3/09	
LINDA CHAMPION	L. Champion	3050 N Jones #2058	NO FAST FOOD	10/3/09	172

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Printed Name	Signature	Address	Comment	Date	
Angelina E. Baker	Angelina E Baker	3050 N. Jones 1026 L.V. NV 89108	NO FAST FOOD - !!	10-3-09	173
Mary Kamps	M. Kamps	" " " #2017	" " "	10-3-09	174
Rona Wells	R. Wells	3050 N. JONES BLVD #2045	enough Fast Food		175
HELEN SCIARRETTI	Helen Sciarretti	3050 N JONES #2041		10/3/09	176
Shirley Flashing	Shirley Flashing	3050 N. Jones L.V.	NO FAST FOOD	10-3-09	177
Lori Stewart	Lori Stewart	3050 N. Jones LV 89108 #1086	No! No!	10-3-09	178
Debbie Morris	Debbie Morris	6452 Star Jasmine Ct.	no please!	10-3-09	179
JoAnn Oscars	JoANN OSCARS	3050 N. JONES BLVD	NO Period	10-3-09	
Stella Hewitt	Stella Hewitt	5217 Blooming Mesa	HELL NO	10-3-09	180
IGOR AVRAS	IGOR AVRAS	3050 N. Jones Blvd	Don't do it	10-3-09	
KATHY JONES	Kathy Jones	" " " "		10-3-09	
SHAUN MURRAY	Shaun M. Murray	2232 FLORISSANT DR. LVNV 89128	JUST WRONG!	10-3-09	181
MIKE RADER	[illegible]	6414 SANDPIPER	IF THERE'S ONE MORE THING WE NEED, ITS MORE TOXIC FAST FOOD.	10.4.09	182
Sarah Hill	Sarah Hill	6414 Sandpiper way.	Let the poor animals rest in peace!	10-4-09	
Shelmadene Graham	Graham	3920 Prospect St		10.4.09	183
Chris Pocic	C Pocic	3209 Goleta	Animals also need to rest in peace	10-4-09	184

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MARK BRIGHTWELL	Mark Brightwell	6430 McGILLAU. LV 89122		10/14/09	185
DOUG POOL	[illegible]	10024 SUMMIT CANYON 89144		✓	186
Amy Zeldenrust	Amy Zeldenrust	300 Redondo Hend. 89014		10/15/09	187
Allan Brown	[illegible]	300 Redondo St Henderson NV 89014		10/15/09	
Steven Ligori	[illegible]	818 Park Paseo Las Vegas 89101		10/17/09	188
Dan Boetz	Dan Boetz	5225 N. KILEY		10/17/09	189
Steve Duesing	[illegible]	1701 Golden OAK Dr LV		✓	190
Art Gisi	A. C. Gisi	4282 Ridgeview Dr LV.		✓	191
Tom Williams	Thomas A. Williams	5225 N. Riley St. 89149		10/17/09.	192
MARCIA GEIL	Marcia Geil	5921 Mello Ave 89131		10/17/09	193
BARBARA GEIL	Barbara Ann Geil	5408 Langston Circle 89130		10/17/09	194
BOB GEIL	[illegible]	5408 LANGSTON CIR 89130		10/17/09	
JOEL MASON	Joel Mason	5117 Vine Ave St. LV NV 89135		10/17-09	195
LOUIS CAROW	[illegible]	6621 Trumpeter NLV 89084		10/17/09	196
KAY CAROW	[illegible]	6621 Trumpeter NLV 89084			
Susan Cooper	Susan Cooper	10230 Song Sparrow Ct		10/17/09	197

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MARILYN COWART	Marilyn Cowart	878 ASHFORD WY, HDN, NV		9/26/09	198
Walter Dekin	[illegible]	4525 Quadrel St Las Vegas NV		9/27/09	199
MARIJO HIGGINBOTHAM	M. Higginbotham	4525 Quadrel St. LV		9/27/09	
STEVEN HEIMGARTNER	[illegible]	8200 EAGLEDANCER AVE		9-27-09	200
CHRIS MICHAEL	[illegible]	9796 AMADOR RANCH AVE		9/27/09	201
Kathy Gordon	Kathy Gordon	9796 Amador Ranch Ave		9/27/09	
Darlene Johnson	Darlene S Johnson	4475 Quadrel St		9-27-09	202
Kevin Johnson	Kevin L Johnson	4475 Quadrel St.		9-27-09	
ALAN CROSS	[illegible]	8321 CEDAR MESA		9-27-09	203
Lynne Caralieri	Lynne Caralieri	4454 Quadrel, LV NV		9-27-09	204
Keith Greer	[illegible]	590C Cheyenne Ave.		9/27/09	205
Susan Kent	Susan Kent	4935 Cedarlawn 89130		10/4/09	206
* Erin Heimgartner	[illegible]	8200 Eagledancer		10/4/2009	207
DON BUNCH	[illegible]	4001 Coyote Crossing		10/4/2009	208
Evelyn Bunch	[illegible]	4001 Coyote Crossing		10/4/09	
Lama Chaboun	[illegible]	5404 Mesquite Meadow Ct		10/15/09	209

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KURT PLOTHIN		68 Brown Swallows		9-29-09	216
Gelaine Mastny		7955 Capistrano Valley		9/29/09	217
Gary Mastny		7955 Capistrano Valley		9/29/09	
Tom VanderLeest		5521 Little Lake Ave LV, NV		9/29/09	218
Renee Guggia		339 Kansas Ave Hend. NV 89015		9/29/09	219
Heide Mastny		1707 Flat Ridge Dr 89014		9/29/09	220
Corissa Mastny		1707 Flat Ridge Dr Henderson, NV 89014		9/29/09	
DAVID OBAL		405 GROFT WAY HENDERSON NV 89015		9/29/09	221
CYNTHIA OBAL		405 Groft Way Hen. NV 89015		9-29-09	
DONALD EZELL		333 Redondo St Hend NV 89014		9-29-09	222
Denise Tarpley		333 Redondo St Henderson NV 89014		9-29-09	
Sara Lang		910 Valetta Flat Ave LV, NV 89183		9/29/09	223
JEAN WALLER		4536 CALIFA		9/29/09	224
CARLA KUHL		7034 Shadow Lisard Way Hend. NV		9/29/09	225
BILL TREDE		7026 Rusty Nail Way LV NV 89119		9/29/09	226
RYAN McNEEL		8333 Lexford St. LAS VEGAS, NV 89123		9/29/09	227

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Joy Turner	Joy Turner	376 Legacy		9/29
Chiny Johnson	Johnson	4826 MARVISTA WAY		9/29
Anna Shifflett	Anna Shifflett	30 Prince Ln LV. NV		9/29/09
Rob DeRozo	R. D	5416 HARMONY AVE		9-29-09
Gary Shifflett	Gary Shifflett	30 Prince Ln. 89110		9/29/09
Cruz Bonilla		2858 Antenes St 89117		9/29/09
DEBRA LANCASTER	Debra Lancaster	836 Dusk Dr., LV 89110		9/29/09
Ken Lancaster		836 Dusk Dr LV 89110		9/29/09
Dawn Mackey	Dawn Mackey	3514 Shonna Way LV 89032		9/29/09
Carla Price	Carla Price	912 Possum Hill St NLV, NV.		9/29/09
Ron Mackey	Ron Mackey	3514 Shonna Way 89032		9/29/09
Ashley Shifflett	Ashley Shifflett	5416 Harmony Ave		9/29/09
WAYNE BUMHOUR	W Bumhour	1804 JOHN BEVY CT		9/29/09
Guy Hirsimaki	Guy Hirsimaki	1804 John Bevy Ct.		9/29/09
Maureen Bounds	Maureen Bounds	4333 E. Twain Ave. LV NV		9/29/09
FRED HIRSIMAKI	Fred Hirsimaki	1804 JOHN BEVY CT		9/29/09

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Gwen Nance	Gwen Nance	1209 Valerio Lane Las Vegas, NV		09/25/09	234
Jessica Vance	[illegible]	7940 Constantinople Ave Las Vegas NV		9-25-09	235
Heather Matthew	Heather Matthew	10712 Jubilee Mnt. Las Vegas NV		9-25-09	236
Michael P Kneene	[illegible]	509 Camino View Place LV NV 89134	Not A Suitable Site For Commercial Development	9/25/09	237
Alicia Durkle	[illegible]	1017 Heather Lynnette Ct LV, NV 89123			238
M. L. Biggs	Marilyn Biggs	8865 W La Mancha Las Vegas, NV 89149	[illegible]	9/29/	239
Patsy Soifer	Patsy Soifer	8817 Smokey Dr. 89134		9/29/09	240
John Wickman	John Wickman	6308 Fargo 89107		9/29/09	241
Angie Ratto	Angie Ratto	8701 Tangled Spur Ct		9-29-09	242
Kadi Dorelis	Kadi Dorelis	11912 Alava Ave		9-29-09	243
Deanna Duarte	[illegible]	349 Abbington Henderson, NV 89074		9/29/09	244
Timothy Semays	[illegible]	7608 License St.		9-29-09	245
Linda Tucke	[illegible]	3320 Haven Beach Way Las Vegas 89117		9-30-09	246
Kathy Leavitt	Kathy Leavitt	6327 Churchfield Blvd. 89103		9-30-09	247
Bruce Arnold	[illegible]	2512 W. San Miguel Ave 89032	Unbelievable You Wolled Turn Consider It	9-30-09	248
Carol Arieno	Carol Arieno	5745 N. Campbell Rd		9/30/09	249

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Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
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Printed Name	Signature	Address	Comment	Date	
GERALDINE LE DUKE	Geraldine Le Duke	3050 N. JONES #1108 L.V.NV 89108	LOVED ONES SHOULD NOT BE BURIED BY SMELLY GREASY FOOD	10/5/9	250
MARY ANNE LISSETT	Mary Anne Lissett	2109 Valley Dr L.V. NV 89108	Food & Bodies shouldn't mix + the Bodies were 1st	10/5/9	251
Katie Kreuzer	Katie Kreuzer	6666 W. Washington 592	Pray for the Pets	10/5/9	252
LEONARD SCHWEITZER	Leonard Schweitzer	6121 DENVER CR, L.V. 89107	CEMETERY'S Keep FOOD PLACES AWAY FROM	10-5-09	253
NINA JOHNSON	Nina Johnson	5554 Madre Mesa Dr	Keep food from Cemetery	10-5-09	254
LAURA A. ROGGE	Laura A. Rogge	8229 Fawn Meadow	Leave cemetary as is	10-5-09	255
ELKE ROGGE	Elke Rogge	8620 W. Verde Way 89149	No more fast food!	10-5-09	256
Patricia Layman	Patricia Layman	8517 Lynhurst Dr. LV NV 89134	Leave pet cemetary as is	10-5-09	257
JIMMIE JOHNSON	Jimmie Johnson	5554 MADRE MESA DR L.V. NV 89108	PLEASE DO NOT DISTURB THE CEMETERY	10-05-09	
CAROL SWAN	Carol Swan	6300 Lake Mead Apt. 1108 L.V NV. 89108	Respect Peoples Loved ones!	10-5-09	258
Bettye Moore	Bettye Moore	5554 Madre Mesa Dr LV,NV 89108	May the Lord bless you and your pets	10-5-09	259
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GIBSON ROSEMARY	Rosemary Gibson	3908 Country Pts		10-15-09	261
MARILYN ROBBINS	Marilyn Robbins	1718 NO. DECATUR #8		10-15-09	262
Bernadine Clark	Bernadine Clark	5018 Bristol Rio Way		10-15-09	263
Eleanor Pechacek	Eleanor Pechacek	5312 Overland Ave		10-15-09	264
SALVATRICE BANCHERI	SALVATRICE BANCHERI	7181 STORNSON DR		10-15-09	265
PATRICK MCGUIRE + JONES	Patrick McGuire Jones	McGuire 5820 Forrest Hills Ln		10-16-09	266
Agnes Fekete	Agnes Fekete	5755 N. Durango Dr.		10-16-09	267
Jim McGrath	J. A. McGrath	1908 Bookbinder Dr		10/16/09	268
VIRGINIA CAROSONE	Virginia L Carosone	4453 Pageantry Fls. Dr		10-16-09	269
Nadyne Giardina	Nadyne R Giardina	10713 Moonflower Arbor Pl.		10-16-09	270
Josefina Gomez	Josefina Gomez	7355 N. Monte Cristo		10-15-09	271
Arlene Frediew	ARLENE FREDIEW	4285 HILDEBRAND LN Apt. 111		10-15-09	272

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Printed Name	Signature	Address	Comment	Date	
[illegible]	[illegible]	[illegible]		[illegible]	273
Kurt Herron	[signature]	3404 Seaglen [illegible]		10/10/09	274
[illegible]	[illegible]	[illegible]		[illegible]	275
[illegible]	[illegible]	[illegible]		[illegible]	
[illegible]	[illegible]	[illegible]		[illegible]	276
Lynn Wilson	Lynn Wilson	5220 Fall Meadow Ave			277
Chuck Martinson	[signature]	3909 Alessa St		10/10/9	278
Brad Daughtry	[signature]	3242 Jericho St.		10/10/09	279
Lisa Daughtry	Lisa Daughtry	" " "		10/10/09	
Serena Zabel	Serena Zabel	6649 Sweetcher Wy LV, NV 89108		10/10/09	280
Kelly Tingey	Kelly Tingey	2941 Vegas Dr #106 LVP 89106		10/10/09	281
Rissa Ramos	[signature]	7100 Grand Montecito parkway		10/10/09	282

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Printed Name	Signature	Address	Comment	Date	
L. Brown	L. Brown	6449 Peachwood Rd	No carls Jr !	10-10-09	283
L. Hawkes	L. Hawkes	10713 Alton Downs	No-	10-10-9	284
T Killian	[illegible]	6513 Burlwood Way	No Carls	10.10.09	285
Ae L. Bastian	[illegible]	6170 W. Lake Mead Blvd		10-10-09	286
Robert Harrison	R Harrison	2608 ISLAND BROOK	FORGET CARL'S	10-10-09	287
CARL FALLETTA	[illegible]	1717 Queen Victoria #103 LV	No Way!	10-10-09	288
KELLY & John Moon	Kelly Moon	4605 Painted Cliffs DR	Don't do it !	10-10-09	289
Wendy VanLoo	[illegible]	3640 Wild Willow St. 89129	Respect the animals	10-10-09	290
Marcy Arevalo	[illegible]	2700 N Rainbow #1123	Respect !!!	10-10-	291
James J. Bevan, JR	James J Bevan Jr	9179 Valley Sp. Ct, LV, NV	Show some concern for other.	10-10-09	292
PATRICIA YOUDELIS	Patricia Youdelis	1926 Feather Brook		10/15/09	293
KAY CALLEN	Kay Callen	5400 COMCHEC WAY #106		10-15-09	294

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Printed Name	Signature	Address	Comment	Date
Tanya Jundt	Tanya Jundt	10112 Lexington Pines 89129		9-25-09 295
Leslie Shoate	Leshoate	9999 W. Katie Ave #1021 89145		9.25.09 296
Tina Cochran-Peggley	Tina Cochran-Peggley	8450 W. Charleston #2066 L.V., NV 89117	Very inappropriate.	9/25/09 297
DR Lindsay Hucke	DrLindsay Hucke	140 W. Sahara Ave		9-25-09 298
Debra Jonsen	Debra Jonsen			9-25-09
Ciera Ingrassia			Disgusting!	9-25-09
Jillian Spaulding	Jillia Spaulding	1855 E Warm Springs Las Vegas		9-25-09 299
Blair McNally	Blair McNally	1855 E Warm Springs	Terrible!	9-25-09
Jessica Drake	Jessica Drake	1855 E Warm Springs		9-25-09
Carolyn Taylor	Carolyn Taylor	1309 Kari lee ct #C	WRONG!!!	925-09 300
JENNY PALACIA	Jenny Palacia	3225 S. Pecos Road #147 LAS VEGAS, NV 89121	People paid for their pets to be there!!	9-25-09 301
MICHAEL BAKER			COMPLETELY INAPPROPRIATE	9/25/09

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Printed Name	Signature	Address	Comment	Date	
Erin Tobin		8042 Bishop Drive Las Vegas NV, 89123	What are you THINKING!!!	9/25/09	302
Chad Bower		1069 Little Rock Way Las Vegas, NV		9/25/09	303
SHANNON BROWN		5080 RAVEN AVE LAS VEGAS, NV 89139		9/25/09	304
Jim Hicks		2265 Mohawk LV, NV 89146		9/25/09	305
Susan Peterson		10431 Madagascar Palm St. Las Vegas NV 89141		9/25/09	306
Linda Stickney		3101 High View Dr. Henderson, NV 89014		9/25/09	307
Jodi Smith		11 west owens Ave #223 las Vegas, NV 8903		9/25/09	308
Erin Ostraw		[redacted] 188 E. Warm Springs RD. LV, NV 89119		9/25/09	
Angelica Wolff		8328 Transvaal Blvd St. Las Vegas, NV 89139		9-25-09	309
Beverly Bumgarner		2108 Chapman Dr Las Vegas NV 89104		9/25/09	310
Samantha Hinckley		830 Blushing Rose Pl Henderson, NV 89052		9/25/09	311
Christina Banks		2237 Maple Rose Dr. Las Vegas, NV 89134	HELL NO!!	9/25/09	312
Roelynn Dimmick		5804 Paseo Del Mar LV NV 89108		9/25/09	313
Vidon Ronson		3051 Fritz Ln Pahrump NV 89048		9/25/09	314
CRystal Miller		4268 Calimesa St LV NV 89115	That is not the place for a fast food place	9/25/09	315
Bobby Burton		3910 Blue Bull St N. Las Vegas, NV 89134	I wouldnt know if I was eating a burger or [redacted] someones precious pet	9/25/09	316

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Printed Name	Signature	Address	Comment	Date	
Kristian Ross	K—	5600 E Russell Rd		9/29	317
Tina M. Dowell	Tina M Dowell	3906 Canary Creek Ave		9/29	318
Gayle Noles	Gayle Noles	651 Glenwood Ln		9/29	319
Louise Miles	Louise Miles	5300 E. Desert Inn #29		9/29	320
Paul Noles	Paul Noles	651 Glenwood Ln			321
George Miles	George Miles	5300 E Desert Inn #29			322
Charles Rossetter	Charles Rossetter	5558 Ballinger Dr.		9/29	323
Lily G Betts	Lily G Betts	902 Noche De Paz		9/29	324
Jesus Betts	Jesus Betts	902 Noche De Paz		9/29	
Jackie Rios	Jackie Rios	426 Crestline LV		9/29	325
Esther Watson	Esther Watson	6420 E. Tropicana		9/29	326
Harold Watson	Harold Watson	6420 E Tropicana Ave		9/29	

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Jodi Lynn Rubino	Jodi Rubino	4212 Morris Pearl Ave NLV, NV 89031		10/1/09	327
William Rubino	William Rubino	4212 "		10/1/09	
Malinda Balsinger	Malinda Balsinger	3328 Hidden Ridge		10/1/09	328
Dianne Hamrick		3717 Copper Cactus Dr		10/1/09	329
Lois A. Smith	Lois A. Smith	7416 Alcove Glen Ct		10-1-09	330
Heather Palmer	Heather R. Palmer	8999 Tierra Santa Ave.		10-1-09	331
Russell Balsinger	Russ Balsinger	3328 Hidden Ridge St.		10-2-09	
Ashley Moreno	Ashley Moreno	8101 Kempston Ct		10/3/09	332
Karen Collins	Karen Collins	3721 Plum Blossom Ct.		10/3/09	333
Brian Marks		3250 N. Tenaya		10-3-09	334
[illegible]		4115 Redfield Ave.		10-5-09	335
Carol Ledoux	Carol Ledoux	" "		10-5-09	

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Printed Name	Signature	Address	Comment	Date	
Kim Schlater		11058 Cressco Ct LV		10/8/09	336
Todd Day		976 Gentle Glow	Let The Animals Rest in Peace	10/8/09	337
Craig West		8446 Rushfield Ave LVNV 89178		10/8/09	338
Bonnie Snowden		5419 W. Tropicana Ave 89103		10/8/09	339
Jakob Astor-Hodges		5974 Tierra Grande Ave LV NV 89122		10/08/09	340
Yolanda Coleman		10620 Tulip Falls Dr Henderson, NV 89011	WHO WANTS A FAST FOOD PLACE @ the cemet.	10/08/09	341
Peggy Williams		8735 Villa Jeremiah Ln 89147	What qualifies this changing zoning	10/8/09	342
David Wright		8961 San Marin St. LV NV 89123	A FAST FOOD RESTAURANT NEXT TO A CEMETERY IS UNFORGIVABLE	10/8/09	343
Josette Williams		9222 Tallowtree Ave N. Las Vegas, NV 89032	NO FAST FOOD PLACES NEXT TO A CEMETERY	08Oct09	344
Renie Sabol		5411 morning Splash Ave LV. NV 89131	Fast food next to a cemetary is Disrespectful	10/8/09	345
Joel Miller		551 E. Oakey L.V., NV 89104		10/8/09	346
Jeff Norman		160 Staten Island Ave 89123		10/8/09	347

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
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Printed Name	Signature	Address	Comment	Date	
BRIAN GOMEZ		3640 W GROOWAY NLV NV 89031		10/3/09	348
Helen Burruel	Helen Burruel	7000 Wild Wood Dr.		10/6/09	349
DIANE FROST	Diane Frost	4355 QUAIL CT		10/7/09	350
Susan Tatom	Susan Tatom	4320 N Rogers Way Las Vegas 89129		10/7/09	351
Andrea Thompson		4001 Mira Lane LVN 89108		10-8-09	352
Mianelle Martens		4541 N Campbell		10-10-09	353
THOMAS MARTENS		4541 N. CAMPBELL RD LV89129		10-10-09	
Mary Graham	Mary Graham	7417 Grenfell Dr 89129		10-10-09	354
Alexa Wilson	Alexa Wilson	8195 Cassian Ct 89129	R.I.P.	10/10/09	355
Anna Edwards		5805 Stallion Ave		10-10-09	356
Don Knell		3700 Scuba Ct		10-10-09	357
GINA REYES	Gina Reyes	9413 Sparkling Waters		10/15/09	358

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Printed Name	Signature	Address	Comment	Date
Cristina Love	Cristina Love	3952 Palos Verdes St		10-9-2009 359
Vasana Sumano	[illegible]	1822 Orchard Village		10-9-2009 360
Richard Serrano	[illegible]	2108 Bonne Barre St		10-9-2009 36
Laura Anapolsky	[illegible]	1740 Hill Canyon Lane		10-9-2009 36
Jacklyn Hart	Jacklyn Hart	2495 Abarth St		10-9-09 36
[illegible]	Gil Martinez	931 Greenville St Hen		10-9-09 364
Susan Cosper	Susan Cosper	4956 Nettie Cir		10-9-09 365
Joe Strong	[illegible]	5745 W Rochelle Ave		10/9/09 366
Teresa Weinmaculi	Teresa Weinmaculi	2021 Fontana Ave		10/9/09 36
Wendy Vertiz	W Vertiz	9930 Pioneer Ave		10/9/09 36
Miguel Tavera	[illegible]	5026 Hayward Av		10-9-09 36
Patricia [illegible]	[illegible]	6201 Ekatia #211 89119		10-09-09 37

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Printed Name	Signature	Address	Comment	Date	
Kim Vu	Kim Vu	3980 E Remore - 89120	Let the rest in peace. thanks	10-09-09	371
Meghan Dirk	Meghan Dirk	212 opera house 89012		10-09-09	372
Eileen Muscato	E. Muscato	3051 High Moon Ct.		10-10-09	373
Elise Fstein	Elise Fstein	10329 Pompeii		10/10/09	374
Omar Rashada	Omar Rashada	3821 Intermezzo		10-10-09	375
Francisco	Francisco Blanco	583 Highgate Park.		10 9-09	376
T.C. Furtado	T.C. Furtado	8208 Misty Isle Cir.		10-9-09	377
AMY R. LANGSTON	Amy R. Langston	1525 SPICED WINE AVE #5102		10/9/09	378
Charles Pipkin				10/09/09	
GREG Hollis		3750 Arville #118		10/9/09	379
Lisa Apodaca		1856 Heydon Ct		10/9/09	380
Carol Linton	Carol Linton	9950 Maryland		10-9-09	381
Pervies Lane		74 Ice Falls Ave		10-09-09	382
Charlie Portillo		2132 Cycad		10-9-09	383
Angela Johnson				10-9-09	
LeRay Newneman	LeRay Newneman	7918 Canto 89147		10-9-09	384

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Printed Name	Signature	Address	Comment	Date	
Teresa McGuire	[signature]	8340 Wildwood Glen Ave		10-9-09	38
Linda Angelo	[signature]	7048 Grosswood		10-9-09	38
Roger DiEnno	[signature]	278 Heathcrestone St		10-9-09	38
Sonia Bass	[signature]	1700 N. Lamb Blvd		10-9-09	38
LINDA Rehn	[signature]	6489 Buckaroo Ave		10-10-09	38
CARLO TARANTINO	[signature]	279 Spring Palm St		10-10-09	39
Alex Gómez	[signature]	10220 Deerfield Beach Ave		10-10-09	39
Jonathan Pine	[signature]	—		10-10-09	
Tom Harling	[signature]	1707 Red Mt		10-10-09	39
Voranelke Jayaweera	[signature]	4327 Bocacago Dr		10-10-09	39
Matt Hart	[signature]			10-10-09	
BRIAN YEUNG	[signature]	6700 Burbage Dr.		10-10-09	39
Velicity Hanley	[signature]	4140 Broadriver Dr.	Protect our animals	10-10-09	39
Alexis Rheinick	[signature]	9585 N. Bonita Vista		10-10-09	39
James Shaffner	[signature]	5116 - N. Pionneer Way		10-10-09	39
Jackie Rheinick	[signature]	9585 N. Bonita Vista		10-10-09	

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Printed Name	Signature	Address	Comment	Date
Brandt Rheinick	[signature]	9585 N. BONITA VISTA		10-10-09
MICHAEL PLUMMER	[signature]			10-10-09
Whitney Plummer	[signature]			10-10-09
Esther Muxtable	[signature]	7871 Coronado Iland.		10-10-09 398
Wynona Weaver	[signature]	4620 Standing Bluff L.V. No. 89130		10-10-09 399
Yoko Hanash	[signature]	8924 Don Horton Ave		10-10-09 400
Shelley Urbanski	[signature]	8365 Cupertino Heights LV 89178		10-10-09 401
ALAN McWILLIAMS	[signature]	3956 Voxva		10-10-9 402
Gustavo Alcala	[signature]			10/10/09
Eden Grace Kuty	[signature]	10704 M Harbor W NV		10-10-09 403
[signature]	Jon Sotelo	3950 Voxva		10-10-09 404
[signature]	John Bayard	3417 Cove Ctr Dr # E N.L.		10-10-09 405
Santo Rosazi	Santo Rosazi	6555 W Carmen		10-10-09 406
Fernando Lujan	[signature]	5123 Laurelwood L.V.		10-10-09 407
Rosa Espinoza	[signature]	4620 Curdsen W 89110		10,10,09 408
GUSTAVO Flores	Gustavo Flores	213 Mesquite		10/11/09 409

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Printed Name	Signature	Address	Comment	Date	
SHIRHONDA CROSS	Shirhonda Cross	9932 ELKHEAD CREEK WY	Pet lover Save a Please	10/9	410
LYDIA. KING	Lydia King	8091 MACKENZIE CT LV NV 89129	WHAT HAPPEN to the VARIANCE - who getting PAID OFF	10/9	411
Victoria Katz	Victoria Katz	976 Prestwick St Las Vegas, NV 89145	I love my Dogs! I love animals	10/9	412
AMY PERLMAN	Amy Perlman	3004 VIA Venezia HENDERSON 89052	DO THE RIGHT THING!!	10	413
MARYANN KALAKAY	Maryann Kalakay	2127 Heroic Hills N. LV NV. 89032	We love our dogs!.	10/09	414
Mari Landers	Mari Landers	10001 Hidden Knoll Ct Las Vegas, Nv. 89117			415
gloria Lang	Gloria Lang	5343 Yarmouth ENCINO, CA.	I Love my animals	10/09	416
Tony Magaldi	Tony Magaldi	1526 Michigan Ave MB, FL.		10/9	417
Judith Ingalls	Judith Ingalls	Dotton S.J. CA. 95008	Yes Do It right	10/09	418
Saul Einhorn	Saul Einhorn	171 JALYN RAE L.V. NV.	Stop the Cancic Ja.	10/09	419
Vicki Winthrop	Vicki Winthrop	13741 Cumpston S.O. CA.		10/09	420
CHARLIE WINTHROP	Charlie Winthrop	13741 Cumpston S.O. CA.		10/09	
BARBARA Mitchell	Barbara Mitchell	8679 TOM MOON, L.V. NV. 89178		10/09	421
CINDY KING		9085 GROUSE GROVE AVE LV NV. 89148	PET LOVER.	10/10	422
Emily Gardner	Emily Gardner	8550 W Desert Inn Suite 100-536 Las Vegas, NV 89117	"	10/10	423
Jessie Holland		323 Harbor View ST Las Vegas NV 89117	"	10/10	424

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Printed Name	Signature	Address	Comment	Date	
ILENE BARON	Ilene Baron	1309 WALSTONE N.L.V. NV. 89031	I HAVE 4 dogs BURIED THERE	10/7/09	425
Lois TORRES	Lois Torres	13 VICTORIA FALLS RANCHO MIRAGO CA 92270			426
PAOLA DURNA	[illegible]	6105 E Sahara #44	NO put it somewhere else	10/09/09	427
Afsame Freeman	[illegible]	556 Darnes Ave Las Vegas	No carey Jr want pet cemetery	10/9/09	428
Courtney Off	[illegible]	1060 crescent Falls	DOGS add 3 years to your life, fast food takes your life away	10/9/09	42
Matthew Off	[illegible]	same			
Taylor Nichols	[illegible]	10000 S. Maryland Pkwy		10/9/09	430
Jennifer Bitton					
Manda Smith	Manda Smith	6650 Warm Springs	save the Pet cemetary	10/9/09	431
Giselle Manansala	[illegible]	940 Sheerwater ave	save THE cemetary	10/9/09	43
Dana Barrette	DaB	2200 S. Ft apache #2044	Save / So mean	10/9/09	433
TONI ITO	Toni [illegible]	6474 Stone Dry AVE	So Very Mean	10/9/09	434
Sharon Smith	SHARON K SMITH	280 Aqua LN Henderson NV 89012	Shame on you	10/9/09	435
FLORA WELLOCK	[illegible]	4443 E. MESA VISTA AVE	SAVE THE PET + DOGS	10/9-09	436
Marlene Norton	[illegible]	2533 EL Paso Grande Ave	I have many Animals	10/9/09	437
Jewel T. Hall	Jewel T. Hall	725 S. Hualapai Way	Save these precious animals to rest in peace	10/9/09	438

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
DOLORES MESSIAH		7100 W. Alexander Rd 1014	396-4153	9-26-09	439
Christy J. Valeo		151 Bel Port Dr LV, NV 89110	281-5406	9/26-09	440
Harold R Edwards		7100 W Alexander Rd. Apt. 1095 LV NV 89129	645-9695	9/26/09	441
TREVIA Philyaw		7100 W. Alexander 1095 LV, NV 89129	645-9695	9/26/09	442
Preston Kunch		7100 W Alexander #2030	671 7077	9/26/09	443
Beatrice Ilah		7100 W Alexander #2003	277-8155	10/2/09	444
CARY HOLLOWAY		7100 ALEXANDER	658-7100	10-2-09	445
Scott Oberdin		7100 W Alexander LV NV 89129 1029	358-1058	10-2-09	446
Donnell MacKnight		7100 W. Alexander Rd #2111	771-8204	10-2-09	447
THOMAS RICHENSCHNEIDER		7100 W Alexander Rd #2027	762-8158	10-2-09	448
ANN BRACEY		7100 W. Alexander Rd #2089	395-2142	10-2-09	449
Deanna L. Mori		7100 W Alexander #1094	(702) 883-5982	10-2-09	450

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Printed Name	Signature	Address	Comment	Date	
LaDonna Muhammad	[signature]	3608 Starlight Evening		10/08/09	451
~~Vessica Gutierrez~~	[signature]			~~10/9/09~~	
Terry Tubbs	Terry Tubbs	5921 Sea Hunter		10/9/09	452
Crystal Marotta	Crystal Marotta	3171 S. Parkridge Ave		10/9/09	453
Bobbi Corbus	Bobbi Corbus	4068 Hazelridge		10/9/09	454
Dini Anderson	Dini Anderson	7380 W. Verde		10/9/09	455
[redacted]	[redacted]	[redacted]		~~10/9/09~~	
Kim Levine	[signature]	5502 Lake Charles NLV 89031		10/9/09	456
Regina Tillaklal	Regina Tillaklal	2905 Domino Way		10/10/09	457
~~S.P. Kawaguchi~~	[signature]			~~10/13/09~~	
Rene Valentine	[signature]	5204 Brookmere Dr.		10/15/09	458
Caroline DaSilva	[signature]	3450 Cactus Shadow St #162		10/16/09	459

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This will stop Carl's Jr from building right next door the C.R. Pet Cemetary.

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Printed Name	Signature	Address	Comment	Date	
CARA SHUGAR		2616 Deer Lake Ct.	Residents are told no commercial building, then do not go against promises!	10/2/09	460
Elizabeth Bash		5117 Eldora #4		10/2/09	461
Alicia Muckley		3467 Blue Heather Dr.		10/2/09	462
Helen Moleszewski		9941 ARBUCKLE DR		10/2/09	463
Rhett Beaman		6078 Tarrant Ranch Rd, 89131		10/3/09	464
Radermacher Linda		10508 Shoalhaven Dr.		10/5/09	465
Tom Russell		6816 sweet Pecan St		10/5/09	466
Jeanne Delaney		3513 Flats Dr		10/05/09	467
Samantha Jones		7925 Violet Sky St. L.V. 89149		10/05/09	468
Ryan Armitage		7925 Violet Sky St. Las Vegas 89149		10/05/09	
Dana Bollman		5009 Apache Valley Las Vegas, NV 89131		10/5/09	469
Elizabeth Camacho		5505 Painted Sunset Dr. LV, NV 89149	Submitted after final agenda	10/5/09	470

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ANDREA GLENN	Andrea Glenn	2129 REDBIRD DR. LAS VEGAS NV 89134		10-5-09	471
CHARLES MORRIS	Charles Morris	6704 INDIAN CHIEF DR. #101 LAS VEGAS NV. 89130			472
MARIA SKURSKA	M Skurska	10200 Imperial Pointe Las Vegas, NV 89134			473
BETTE HANSE	Bette Hansen	8869 Brear Bay LV 89131		10/6/09	474
LiaCartolano-Trueblood	LiaCartolano-Trueblood	5173 Capitola Ave. LV NV 89108	Would they do this to a human cemetary? Our pets are our family too.	10-6-09	475
Jane Karadbel	Jane Karadbel	9013 Feather River Ct. LV 89117		10/6/09	476
C F Webster	C F Webster	908 Carmel Shores Dr LV 89128		10/06/09	477
Ami Labansat	[illegible]	6362 Water Thrush Way LV NV 89107		10/06/09	478
Julie Deluca	Julie DeLuca	3128 Pismo Beach Dr		10-8-09	479
Jenna Rytina	Jenna Rytina	106 Trout Creek Ct. LV, NV 89123		10-8-09	480
Mildred Brierly	Mildred Brierly	5004 Linkside LV NV 89130		10-8-09	481
JOHN HAMILTON	John Hamilton	5628 DAWNBREAK DR LAS VEGAS, NV 89149	Submitted after final agenda	10/8/09	482

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Printed Name	Signature	Address	Comment	Date	
GERALDINE NOVAK	Geraldine Novak	2501 W. Charleston, #42 Las Vegas, Nv. 89117		10/15/09	483
Shirley Schulze	Shirley Schulze	1061 W Carey N. LV 89032	not put a fast food place	10/15/09	484
CARL ZORNE	Carl Zorne	1832 Runningbear Dr.		10/15/09	485
TRUDY GIBSON	Trudy Gibson	5705 PASEO DEL MAR		10-15-09	486
Sally Olson	Sally Olson	6560 Joe Michael Way, LV	There are plenty of vacant lots around that are already zoned comm.	10.19.09	487
LISA CARRARA	[illegible]	8228 SEDONA SUNRISE L.V. NV 89128		10/19/09	488
Kevin Markham	Kevin Markham	2037 Emerald Green Ave Las Vegas Nv 89106		10-20-09	489
Michael A. GLORA	Michael A. Glora	10401 W. Charleston #D208 Las Vegas, NV 89135	The whole thing is despicable for the Almighty Buck!	10/20/09	490
Bruce Reiner	[illegible]	5880 Boulder Falls Ln Henderson, NV 89011			491
REBECCA EISAMAN	Rebecca Eisaman	4630 GRAND ROCK DR. N. 89081 LAS VEGAS	Vet Clinic Would Be Nice	10-22-09	492
NETA MOREFIELD	Neta Morefield	5400 W CHEYENNE #1026 LV NV 89108	DO NOT REZONE	10-22-09	493
Dena Huffman	Dena Huffman	8333 Villa de Medra St LV NV 89131		10/22/09	494

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THIS PETITION IS FOR CRAIG ROAD PET CEMETARY TO STOP [illegible] REZONING land so they can build right next door to cemetary butted up against where Metro K9 unit is buried.

NOV. 5th ~~Oct 22nd~~ @ 6pm City Commission meeting you can attend.

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Council Chambers
400 Stewart Ave Phone 299-6011

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
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Printed Name	Signature	Address	Comment	Date	
Rebecca C. McCluskey	Rebecca McCluskey	9333 Mt. Shet	all of our pets are buried here. The idea of a fast food rest. is appalling	9-25-09	495
Mackenzie Dahn	Mackenzie Dahn	3000 Windy Surf ct.	I care about people who want to visit there old friends.	9-25-09	496
Bowers	Neal the Bowers	9400 Meadow Ridge		9-25-09	497
Lucille Chiusano	Lucille Chiusano	563 Cabis Bay Street	We have enough Carl's Jr's + our beloved pets deserve peace	9-27-09	498
Lara Prezkerrato	Lara Prezk	4952 tierra del sol		9/27/09	499
Allyson Vassallo	Allyson Vassallo	3004 Windy Surf Ct.	Thats seriously incentive and just plain GROSS.	9/27/09	500
Bryant Vandenbrink	[illegible]	4100 Grand Montecito Pkwy		9-27-09	501
Leslie Phillips	Leslie Phillips	7521 Lorinda Ave, LV 89128	totally inappropiate	9-28-09	502
Heather Lee	[illegible]	11901 Alava Ave		10/10/09	503
James Lee	[illegible]	11901 Alava Ave	Respect families! [illegible]	10/10/09	
Ida BRIEN	E. Brien	3812 San Angelo Ave		10-22-09	504
EUGENE	Eugene Levin	3715 N JONES BL 89108	TOTALLY WRONG	10-26-09	505

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Printed Name	Signature	Address	Comment	Date	
Misa Jackson	Lisa Jackson	4285 Conough		10/17/09	506
David Williams		4067 Lincoln Ave 89032		10/17/09	507
Dynette Williams		4067 Lincoln Ave Mesquite,		10/17/09	
JOSEPH TRIOLO	Joseph S. Triolo	3404 MESQUITE		10/16/09	508
Debra Pool	Debra J. Pool	10024 Summit Canyon Dr.		10/17/09	509
Mary J. Chadbourne	Mary Chadbourne	5404 Mosquite Meadow Ct		10/17/09	
STEPHENIE THOMAS	Stephenie Thomas	7063 ADELAIDE AVE 89156		10/20/09	510
Shirley Emry	Shirley Emry	6840 W Casalinda Dr	2 Hamburger places already	10/22/09	511
Steve Hollaway		5823 Falling Stream	too close to cemetery	10-22-09	512
Linda Jeppsen	Linda Jeppsen	8401 W Charleston APT 1049		10-25-09	513
Randy Jeppsen	Randy Jeppsen	8401 W Charleston #1049			
LISA CRIDLAND	Lisa Cridland	425 LASS CIRCLE		10/27/09	514

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Printed Name	Signature	Address	Comment	Date	
ANN WILTSIE	Ann Wiltsie	4830 Guy Wolf #201	Don't do it !!!	10/11/09	515
TINA DAVIS	[illegible]	4827 Concorne Ct.		10-13-09	516
Siripoan Pyps	[illegible]	158 Rocky Star St.	Don't do it	10/13/09	517
CAROL ANDERSON	[illegible]	7519 MESA VERDE		10/12/09	518
Stephen Bukovac	[illegible]	5355 Edward		10.13.09	519
Dion Cooper	Dion Cooper	1196 N. Sloan	NO!	10/13/09	520
Ruby Lee	Lee	8228 Centurion Peak		10/13/09	521
Debbie Gates	Debbie Gates	7822 Prize Dr.		10/13/09	522
PARVANEH. HATEFI	Parvaneh Hatefi	LAS VEGAS NV 89147 3875 - BROADMEAD.		10/13/09	523
~~Kim Ivey~~	~~[illegible]~~	~~3741~~	~~No!~~	~~10/13/09~~	
RAHMAN WILLIAMS	[illegible]	3417 QUIET PUEBLO ST	NO ABSOLUTLEY NOT	10/13/09	524
JORGE Perez	Jorge Perez	126 Bel Port DR	No	10-13-09	525
Kristine Hardy	Kristine A Hardy	7785 Hampton Willows W	NA -	10-13-09	526
[illegible]	MIRELLA KEHL	1666 Autumn Rust Dr	NO	10/13/09	527
Kathy Feingold	[illegible]	8101 W Flamingo Rd #2123		10-13-09	528
MARK COOPER	M A Cooper	1196 N SLOAN LN 89110		10-13	529

GPA-35866 ZON-35867
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Printed Name	Signature	Address	Comment	Date	
Barbara Dean	B. D	20 Sandwedge			530
Ali Mercer	ALI MERCER	2000 JADE CREEK	HOW DARE CARL'S JUNIOR!	10-13-09	531
Susan Meltzer	SUSAN MELTZER	3632 Chicopee St		10-13-09	532
Miles Muramatsu	[illegible]	1701 Night Breeze Dr		10-13-09	533
Linda Bayes	[illegible]	3326 Lutelone		10/13/09	534
Roberto V. Reguindin	Roberto V. Reguindin	7427 Puritan Ave		10-13-09	535
Ken Travis	Ken Travis	5040 Nellis Oasis Ln. Apt 1010 Las Vegas, Nev. 89115		10-13-09	536
Joanna Dodd	[illegible]	925 Boulder Mesa Dr. #101		10-13-09	537
William Fiordelisi	[illegible]	2826 Briar Knoll Dr.		10-13-09	538
Kimberly Kittesley	[illegible]	284 Heatherstone St.		10-14-09	539
Tina A Collins	[illegible]	1411 Crystal View Dr		10-14-09	540
John Dimaggio	[illegible]	5912 Sierra Medina Ave		10/14/09	541
Andrew Schoenberg	[illegible]	9165 Beauchamp Ave		10-14-09	542
Jose Salazar	Jose Salazar	6816 European Robin St.		10-14-09	543
Earl Wong	[illegible]	9889 Ziegler Ave.		10-14-09	544
Linda Ramsey	Linda Ramsey	6508 Bolton Quai		10-14-09	545

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Printed Name	Signature	Address	Comment	Date	
Jessica Agar	Jessica Agar	6301 Don Zarembo Ave.	wanting to pull a fast one. changing zoning for fast food	next to Cemte 10-10-09	546
Rachael Dougher	[illegible]	8756 Harvest Valley Ave Las Vegas, NV 89129	Keep the cemetary residential for pet and humans	10-13-09	547
JIM O'NEILL	Jim O'Neill	3240 Shoreline Drive LAS VEGAS NV 89117	Keep it residential!	10/13/09	548
Alison Dingle	[illegible]	2251 Wigan Pkwy, #222 LV, NV 89044	Keep it Residential Please	10-13-09	549
Kevin Katan	[illegible]	8267 Apple Barn ave Las Vegas NV 89178	respect the families and pets	10-13-09	550
Jennifer Noterman	Jennifer Noterman	555 E. Silverado Ranch Blvd #2006 Las Vegas NV 89183	Keep it residential please!	10-13-09	551
John Juliano	[illegible]	2172 Paganini Ave, Hd, NV, 89052	Use Land for Animal Hospital	10-17-09	552
Devin Curry	Devin Curry	8371 Rainrock CT Las Vegas, NV 89123		10-17-09	553
Eddie Bash	[illegible]	7552 Emerald Gardens LV NV 89123		10-17-09	554
Juliet White	Juliet White	5429 Paxton Way Las Vegas, NV 89122	What are you thinking! absolutely not! leave it be	10.17.09	555
JAMES COOPER	James Cooper	10985 NEWCASTLE HILLS LAS VEGAS NV 89141	VERY DISRESPECTFULL	10-17-09	556
Susan Brabbs	Susan Brabbs	8064 Draco Circle LAS VEGAS, NV. 89128	our loving pets deserve to have a place to Rest.		557
Charles Yelverton	Charles Yelverton	3536 Tuscany Village Dr. Las Vegas, NV 89129	Keep it residental	10-27-09	558
RICK BUNNELL	Rick Bunnell	3536 TUSCANY VLG DR LV NV 89129	KEEP IT RESIDENTIAL OR GIVE IT TO C.R. PET CEM	10/27/09	

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SDR-35868 11/05/09 PC

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Date 10/29/09 Item 13P

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date
DIANA SAMBAS		1880 E. Racine dr.		10/5/09 559
Alan Williams		3250 N. TENAYA WAY		10/6/09 560
SUSAN BARRAN		3390 Red ROCK LN		11 561
Krista Kemp		7544 morissetave		562
Guy Kemp		" " "		

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GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Date 10/29/09 Item 13P

Petition to Stop the Rezoning of Parcel 138-03-201-009

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
Natalie Kaminski	Natalie Kaminski	2701 N. Rainbow Blvd. LV NV 89108		09.26.09	563
Wendy Pierce	Wendy Pierce	3532 Connell ST LV 89129		9-26-09	564
Lisa Friedman	Lisa Friedman	539 Roberta Alecia Ave. N. LV. NV. 89031		9-26-09	565
Monica Bonilla		821 Iron Sterrup Ave. N. LV. 89031		9.26.09	566
Amanda Curtis	Amanda	3151 Soaring Gulls #2155 89128		9.26.09	567
Stephen Lance		184 Jack Rabbit Way 89128		9/26/09	568

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Printed Name	Signature	Address	Comment	Date
ANGELINA Vargas	Angelina Vargas	1701 N. Jones Blvd.	No Fast Food	10-01-09
ANGES Buford	(Vargas)	〃 〃 〃 〃	〃 〃 〃	10-01-09
Bill LaSchiava	Penges Buford	〃 〃 〃 〃	〃 〃 〃	10-1-09
CAROL HARMON	Carol J. Harmon	〃 〃 〃 〃	〃 〃 〃	10-1-09
Pat McBride	PAT McBRIDE	1701 〃 〃 〃	〃 〃 〃	10-1-09
Carrie Frost	CARRIE FROST	1701 〃 〃 〃	NO 〃 〃 〃	10-1-09
JEAN FREEMAN	Jan Freeman	1701 N. JONES	No Fast Food	10-1-09
Marilyn Chiarello	M. Chiarello	〃 〃	〃 〃	10-1-09
Peter Chiarello	[signature]	〃 〃	〃 〃	10-1-09
✓ Nancy L. Foote	Nancy L. Foote	1701 N. JONES #1033	〃 〃	10-1-09
✓ STAN STUBBLEFIELD	Stanley Stubblefield	〃 〃 #1033	〃 〃	10-1-09
✓ Joyce West	Joyce West	1701 N. Jones #1092	No Fast Food	10-1-09

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Printed Name	Signature	Address	Comment	Date	
RAY SCHWEITZ	Ray Schweitz	1701 N Jones Blvd #1006	No Fast Food	10/1/09	573
JAMES POTTER	[illegible]	1701 N. Jones Blvd 2039	Let the pet vote	10/1-09	574
Barbara Smitha	Barbara Smitha	1701 N. Jones Blvd 2017	"	10-1-09	575
DONNA DEJOHN	Donna DeJohn	1701 N. JONES BLVD 1013	"	10-01-09	576
MABEL LAROSE	Mabel Larose	1701 N Jones Blvd		"	
Doris Goldschlag	DORIS GOLDSCHLAG	1701 N Jones Blvd	"	"	
Josephine Fleischman	Josephine Fleischman	1701 N Jones Blvd	"	10/01/09	
Geneva Moore	Geneva Moore	1701 Jones Blvd	"		
ROBERTA Levenson	ROBERTA LEVENSON	1701 N. JONES BLVD #1008	"	10/1/09	577
THERESA LOMBARDI	Theresa Lombardi	1701 N. JONES APT 1066	"	10-1-09	578
Alice ARNOLD	Alice Arnold	1701 N Jones 1051	"	10-1-09	579
MARTHA TERANDO	Martha Terando	1701 N Jones # 1017	"	"	580
Carmela Drucker	Carmela Drucker	" "	" "	"	
Ann Rocco	Ann Rocco	1701 " " "	" " "	10-1-09	
Anne Seelig		1701 " " "	" " "	10-4-09	
[illegible]		" " " "		10.4.09	

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Printed Name	Signature	Address	Comment	Date	
Barb Bergman	Barb Bergman	704 Jonathan Glen Way	not appropriate for loved animals from family members	10-08-09	581
Christina Santoro	Christina Santoro	2328 Flower Spring Ct		10/8/09	582
			Submitted after final agenda		

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Printed Name	Signature	Address	Comment	Date
Shawn Fever	SF	RR1 Ledu		Sept 27 2009
Alexandra Kamiotis	Alexandra Kamiotis	2701 N Rainbow Blvd Las Vegas NV.	no commercial building West of Tenaya	Sept 27 2009
Scott-Toulsen	Scott Toulsen	2701 N. RAINBOW BLVD. APT. #2020 LV. NV. 89108	SAVE THE DEAD PETS !!!	9-27-09
Fiona Stallings	Fiona Stallings	7812 Wading Bird Las Vegas, NV	No Rezoning this area	09.27.09
Nell Stallings	Nell Stallings	7812 Wading Bird Way N Las Vegas NV 89084		9/30/09
John L. Stallings Sr.	John L. Stallings Sr.	7812 WADING BIRD WAY N. LAS VEGAS, NV 89084		9-30-09
Mohammad Hemani	M. Hemani	7121 W Craig Rd #105 LV NV 89129		10-9-09

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Printed Name	Signature	Address	Comment	Date
Terry M. Anderson	[signature]	7100 W. Alexander Rd #1015		10/05/2009 587
Mario Garcia	[signature]	7100 W Alexander Rd #2007	Dont Put Carlis Jr over cemeteries.	10/14/09. 588

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Printed Name	Signature	Address	Comment	Date
BRIAN SMITH		7131 W. CRAIG RD. suite 107		10/15/09
Alison Pilkington		4847 Milone Ct LV, NV		10/16/09
Elizabeth Adamovich		8211 J. Hammerln. LV. NV		10/16/09
Joelle Krueger		7100 W. Alexander Rd 1077		10.16.09
CRAIG LEFEVRE		8212 WOODCROFT PRAIRIE		10/16/09

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Printed Name	Signature	Address	Comment	Date	
ROZALYND ROARK	Rozalynd Roark	212 S. WALLACE		10.14.09	594
Steve Zoenett	T. Zoenett	3888 W Sahara	be respectable	10-14-09	595
Melvin Chapman	Melvin Chapman	8108 Charlston Ct			596
Eric Crocco	[illegible]	7485 Speedwell Cavern St		10/14/09	597
Orlando Ocon	Orlando Ocon	7365 Valhalla Ln.		10/14/09	598

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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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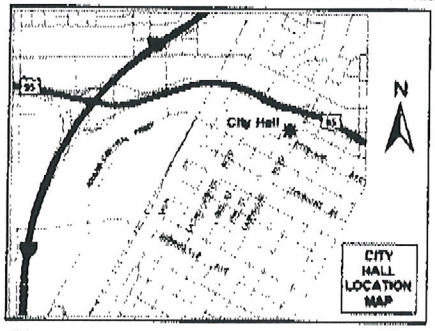

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

We have enough accidents on Craig + Tenaya without this going commercial

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

HAVDS11 89129

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

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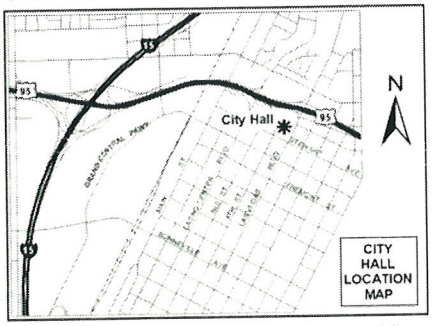

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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WE OPPOSE COMMERCIAL CHANGE

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803217025
MONTY JEFFREY A & CAROLYN L
7200 SLEEK AVE
LAS VEGAS NV 89129-5985

HAVOS11 89129

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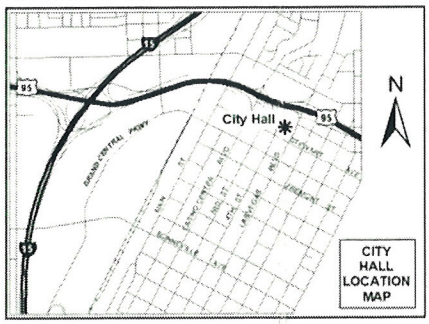

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803217007
GALLAGHER CHARLES T & CONSTANCE
4400 VOGUE ST
LAS VEGAS NV 89129-5983

HAVDS11 89129

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

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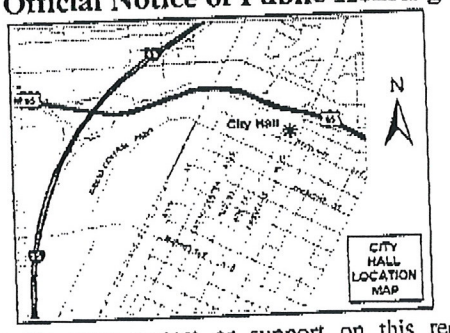

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

HAVDSII 88168 IIII

City of Las Vegas

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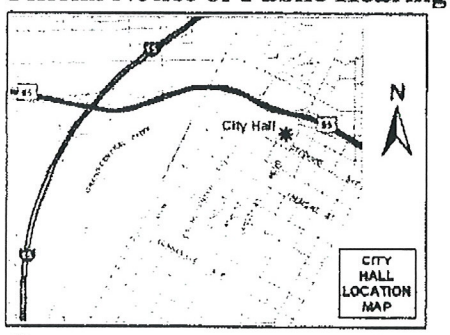

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☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

No, No, No. We have been promised by the city council for more than 15 years that there would be no Commercial Property on the West side of Tenaya

HAVDS11 89129

Case: GPA-35866
13803217015
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986

City of Las Vegas
Planning & Development Department

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31 S. Fourth Street
as Vegas, Nevada 89101-2986

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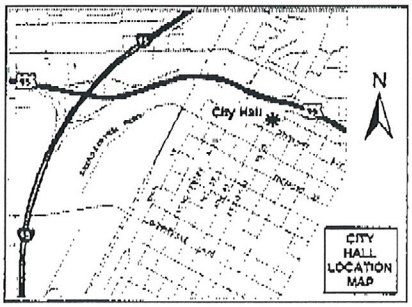

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PA-35866 & ZON-35867
lanning Commission Meeting of 10/22/2009

Case: GPA-35866
13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

HAVDS11 89129

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

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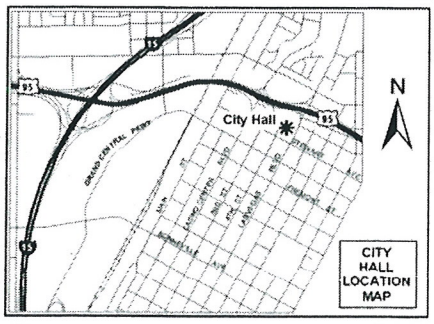

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

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Case: GPA-35866
13803217024
NOONAN RICHARD F & LORRAINE A
4412 ORNATE CT
LAS VEGAS NV 89129-5986

HAVD511 89129

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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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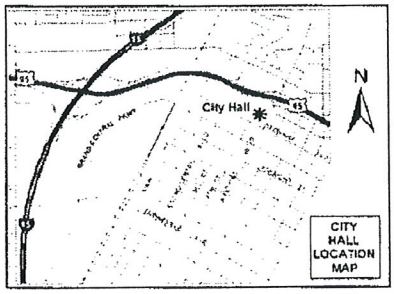
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 26 2009

Case: GPA-35866
13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946

HAYDEN 89129

13P

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

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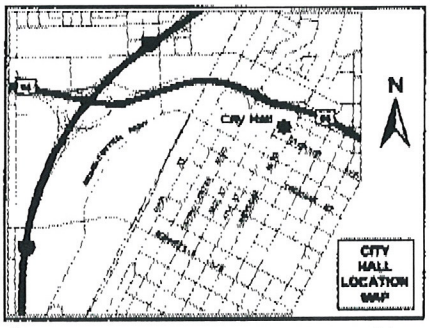

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867
Planning Commission Meeting of 11/05/2009

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OCT 26 2009

Case: GPA-35866
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

HAYDELL 89129

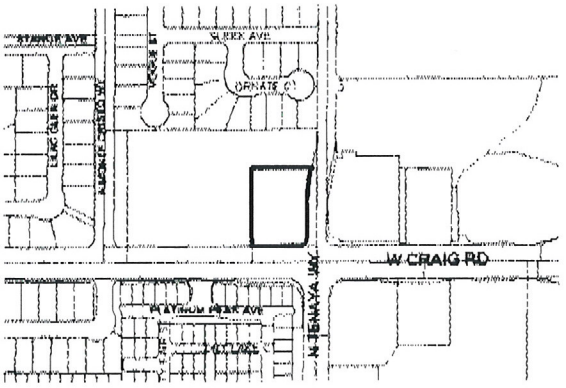
Application Information

RENOTIFICATION - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

RENOTIFICATION - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

There is enough traffic, plus accidents on that corner now On this Albertsons & across the street are 7 eateries plus Starbucks No more please

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***November 5, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

13P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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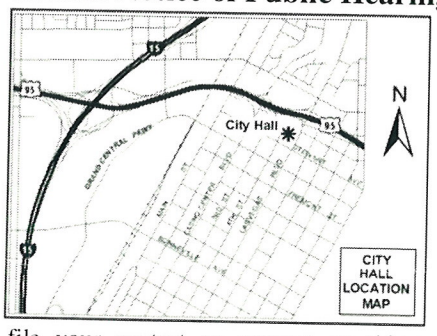

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803315044
ZANONI AMANDA
7257 CAMDEN PINE AVE
LAS VEGAS NV 89129-4407

HAVDS11 89129

13P

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89101-2986

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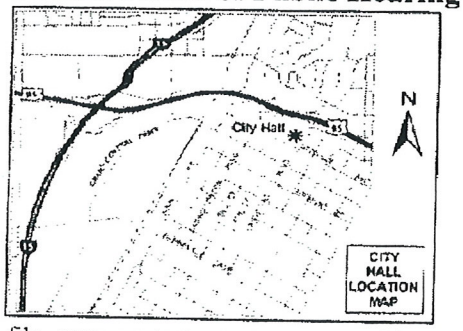

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☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

13803217031 Case: GPA-35866
BACHMEIER MARK & KARYN
7224 SLEEK AVE
LAS VEGAS NV 89129-5985

13P

Oct 22 09 08:02a Bachmeier 702-658-5799 p.1

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

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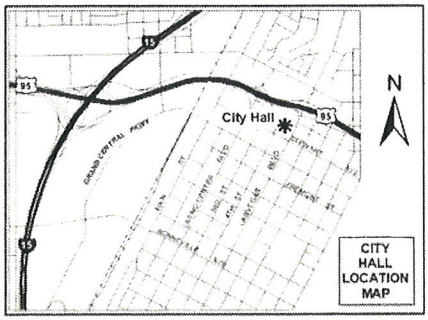

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GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

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Case: GPA-35866

13803315020
OUIMET SHARON E
7217 DRY LAKE CT
LAS VEGAS NV 89129-4409

HAVDS11 A9123

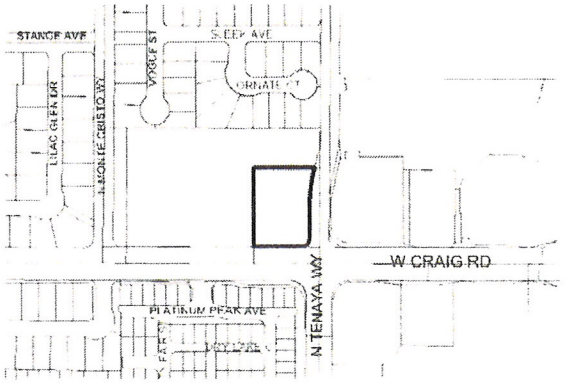
Application Information

GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

I PROTEST THIS. We already have ~~plenum~~ plenty of zone changes accross the street (Tenaya) I dont want a bad smelling restaurant across Craig from me. Please deny this request. Sharon Ouimet 10-11-09

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***October 22, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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Las Vegas, Nevada 89101-2986

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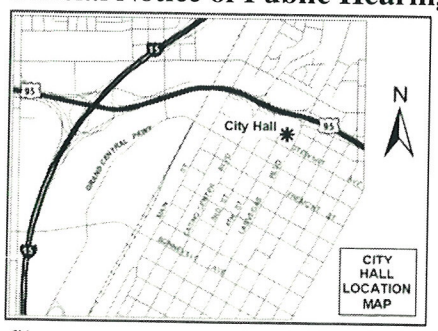

This would be an outrageous intrusion on a quiet, peaceful residential neighbor hood. Commercial enterprises must be confined to the east side of Tenaya. In addition, it would create a hazard to children crossing the streets to an from school.

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

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

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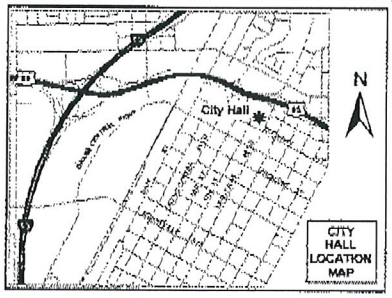

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803201005
DORICK ENTERPRISES INC
7450 W CRAIG RD
LAS VEGAS NV 89129-6026

89129$6026 0025
89129

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Oct 21 2009 8:34AM HP LASERJET FAX 7029904386 page 1

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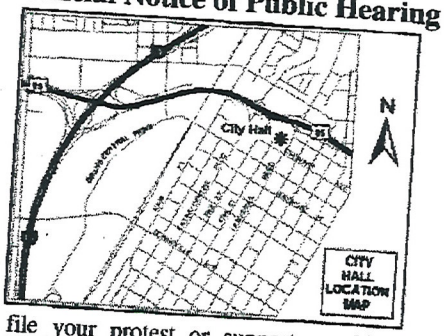

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

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13803218018 Case: GPA-35866
ASBELL RANDY L & DENISE M
4509 VOGUE ST
LAS VEGAS NV 89129-5987

HAVDS11 89129

134

City of Las Vegas
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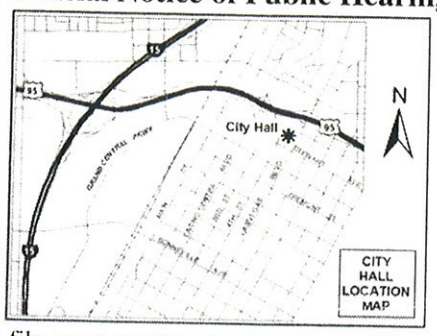

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Case: GPA-35866

13803315044
ZANONI AMANDA
7257 CAMDEN PINE AVE
LAS VEGAS NV 89129-4407

HAVDS11 89129

Submitted after final agenda

Date 11/02/09 Item 13P

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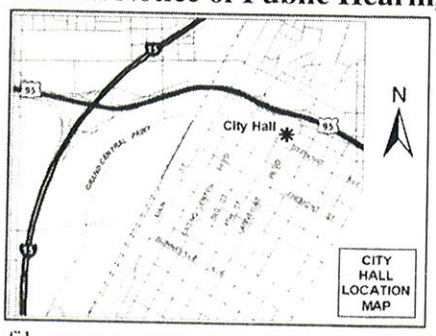

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Case: GPA-35866
13803217026
GALLUZZO GIUSEPPE
7204 SLEEK AVE
LAS VEGAS NV 89129-5985

HAVDS11 A9129

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Date 11/02/09 Item 13P

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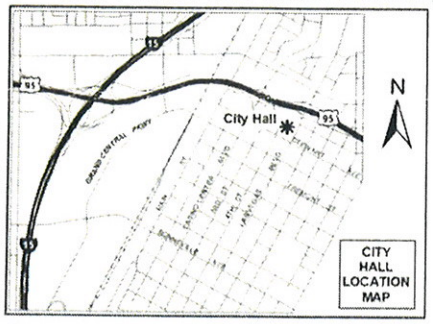

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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Case: GPA-35866
13803218039
BISHOP ROBERT L & LISA D
7225 CHIC AVE
LAS VEGAS NV 89129-5994

HAVD511 89129

Submitted after final agenda

Date 10/29/09 Item 13P

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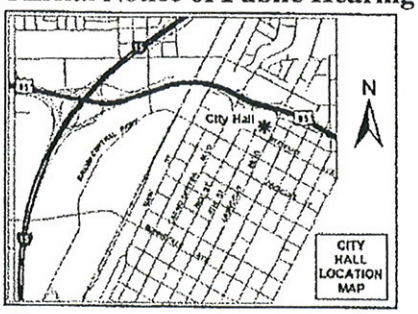

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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Case: GPA-35866
13803217031
BACHMEIER MARK & KARYN
7224 SLEEK AVE
LAS VEGAS NV 89129-5985

HAVD511 89129

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Date 10/29/09 Item 13P

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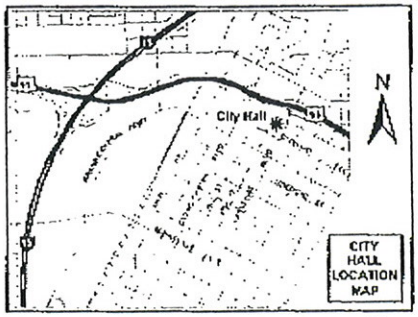

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: GPA-35866

13803218016
JILL PAWLUK ~~WHETSTONE KENNETH R~~
4517 VOGUE ST
LAS VEGAS NV 89129-5987

GPA-35866 & ZON-35867
Planning Commission Meeting of 11/05/2009

Submitted after final agenda
Date 10/29/09 Item 13P

FARMERS INSURANCE
Fax sent by : 17024510529

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

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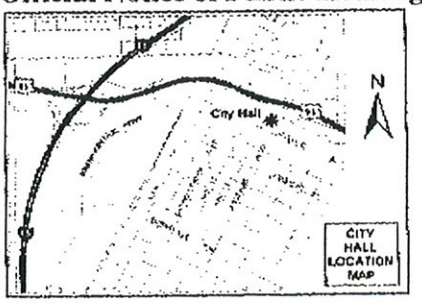

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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Case: GPA-35866
13803217014
WOODWARD PERRY D & ANN M
4425 ORNATE CT
LAS VEGAS NV 89129-5986

Submitted after final agenda

Date 11/03/09 Item 13P

City of Las Vegas
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Las Vegas, Nevada 89101-2986

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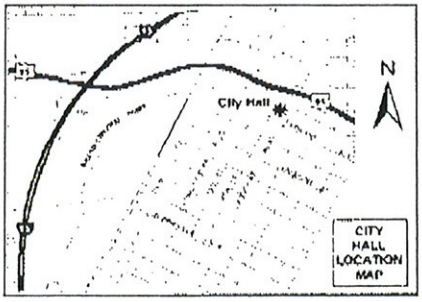

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Case: GPA-35866

13803215004
LANG FLORENCE
4412 LILAC GLEN DR
LAS VEGAS NV 89129-5947

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Submitted after final agenda

Date 10/29/09 Item 13A

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

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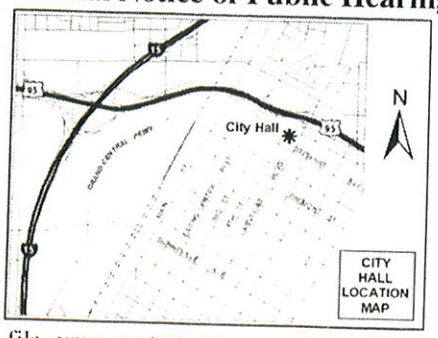

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

RECEIVED
NOV 02 2009

Case: GPA-35866

13803314003
DINH PETER
4312 THUNDER TWICE ST
LAS VEGAS NV 89129-6071

HAVDE11 89129

Submitted after final agenda

Date 11/02/09 Item 13A

City of Las Vegas Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

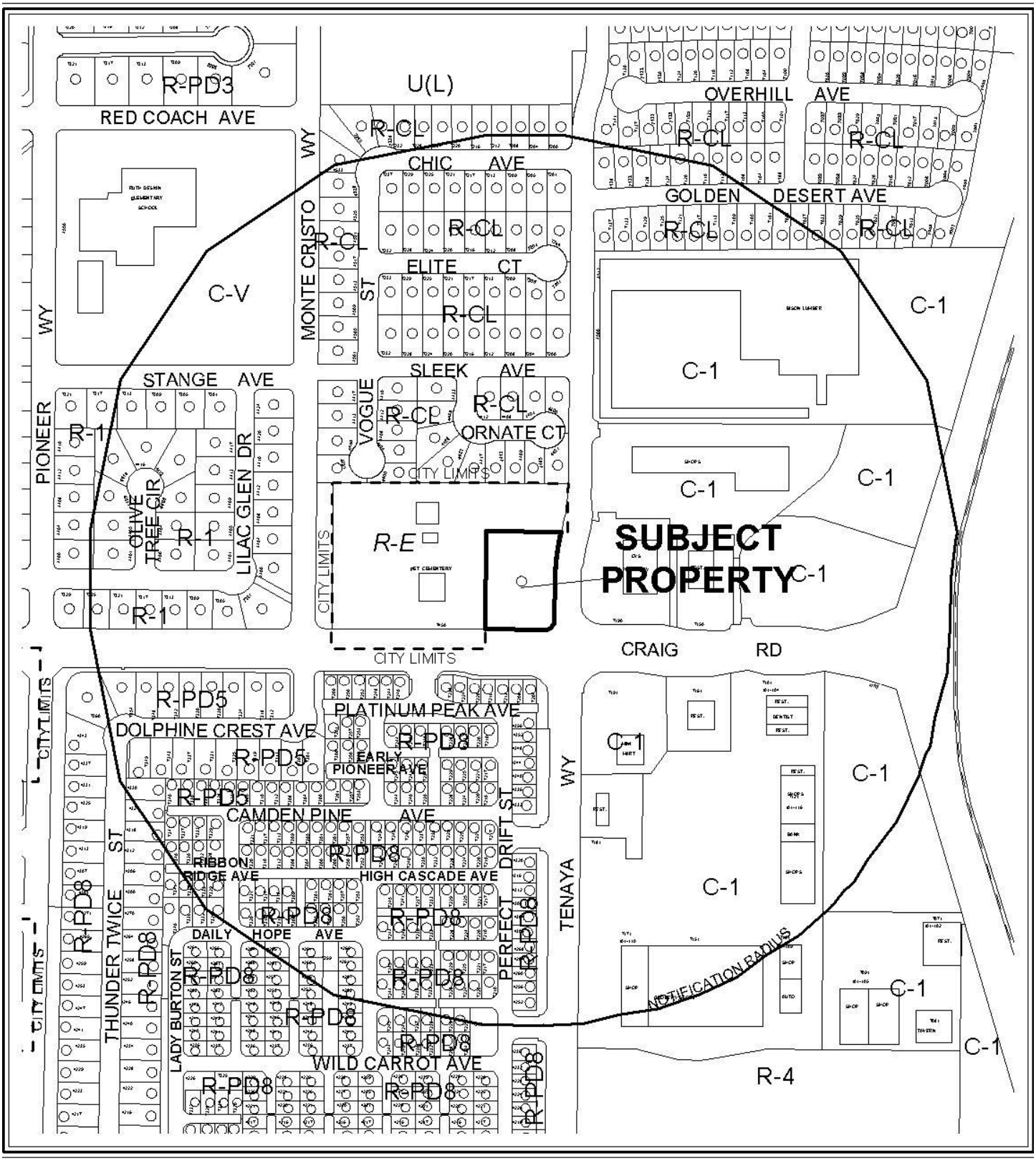
SUBJECT:
ABEYANCE - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**636**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards, Protest Letters and Protest Petition



0 300 600 Feet

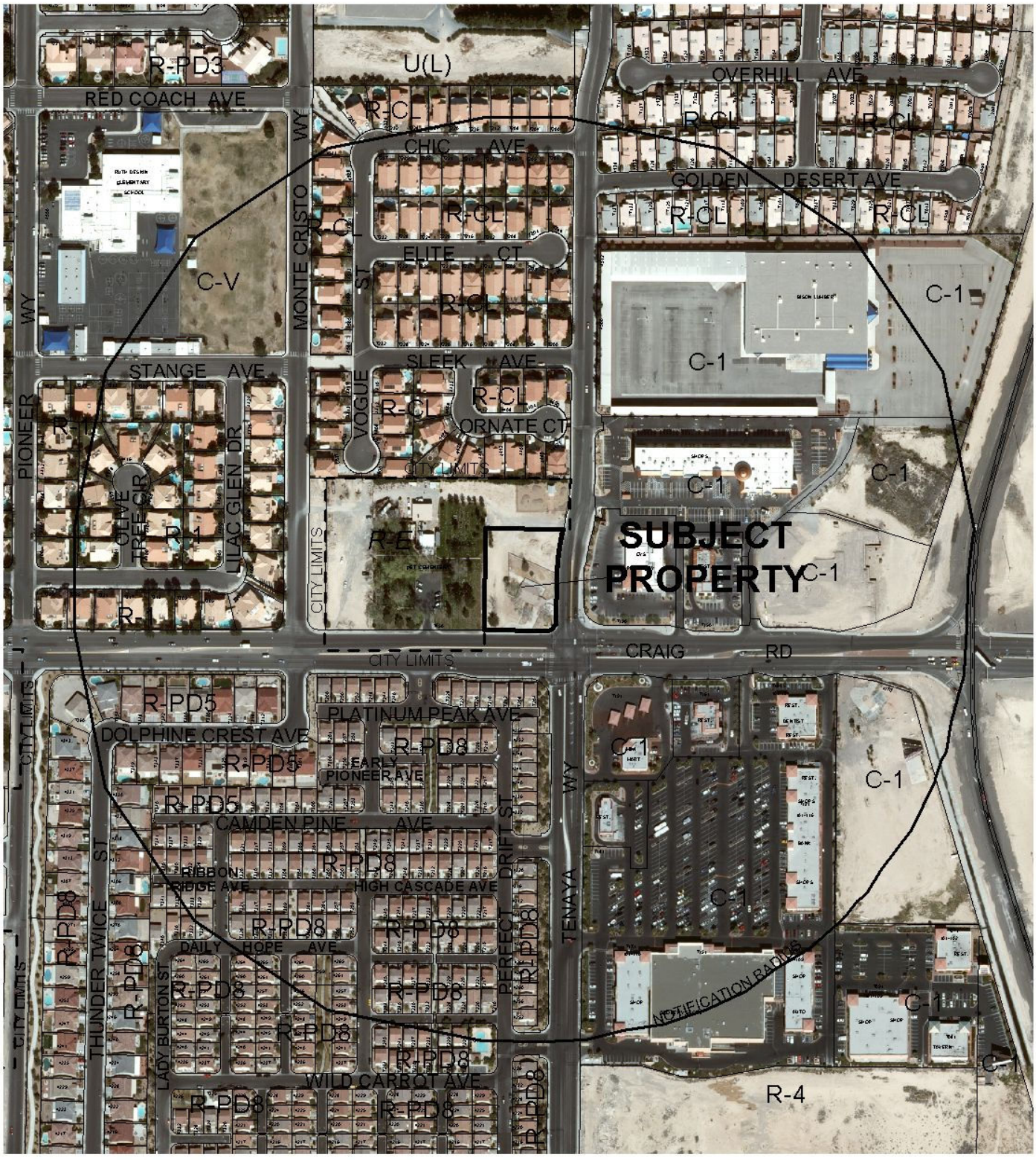
CASE: **ZON-35867**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **ZON-35867**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-35867 - APPLICANT/OWNER: CT-1, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

JB

ZON-35867 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) at 7204 West Craig Road. An associated request for a General Plan Amendment (GPA-35866) to amend a portion of the Centennial Hills Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial) has also been submitted, to be consistent with the proposed zoning district. The subject site has a current land use designation of L (Low Density Residential), is zoned R-E (Residence Estates) and contains a single-family residence. The proposed R-E (Residence Estates) zoning district would allow uses that are compatible with the existing surrounding zoning districts and staff is recommending approval. If denied, the associated General Plan Amendment (GPA-35866) and Site Development Plan Review (SDR-35868) would have to be denied, and the site would remain as a single-family residential use.

ISSUES

- The proposed C-1 (Limited Commercial) zoning district is consistent with the proposed SC (Service Commercial) General Plan designation, which will allow more intense uses, including a Restaurant with a Drive-Through, and would be compatible with the surrounding land uses; therefore, staff is recommending approval of the request.
- Approval of an associated General Plan Amendment (GPA-35866) is required to approve this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
10/18/06	The City Council approved a request for an Annexation (ANX-15018) of approximately 1.0 acres at 7450 West Craig Road. The Planning Commission recommended approval of the request. The Annexation became effective 10/27/06.
10/03/08	A Code Enforcement citation (#70416) was issued for an abandoned house; dead trees and grass with high vegetation. Code Enforcement closed the case on 02/12/09.
10/15/08	A Code Enforcement citation (#70660) was issued for a referral from Streets and Sewers regarding a tree leaning from the back yard onto wall over onto Tenaya; the property was vacant. Code Enforcement closed the case on 10/20/08.
02/23/09	A deed was recorded for a change of ownership.

08/28/09	A Code Enforcement citation (#81333) was issued for homeowners that cut tree branches and left them piled on front yard for approx. two months. House is now vacant. This case has not been resolved.
11/05/09	The Planning Commission, at the request of the applicant, held in abeyance requests for Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); General Plan Amendment (GPA-35866) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road.
Related Building Permits/Business Licenses	
There are no Building Permits or Business Licenses that are pertinent to the subject site.	

Pre-Application Meeting	
08/19/09	A pre-application meeting with the applicant was held where elements of submitting a Rezoning application were discussed. Topics included: • Title 19 Zoning Code Requirements • Meeting Dates and Deadlines • Submittal requirements for associated applications for a Site Development Plan Review for a proposed 2,772 square-foot Restaurant with a Drive-Through were also discussed and General Plan Amendment to amend a portion of the Centennial Hills Sector of the Centennial Hills Master Plan from L (Low Density Residential) to SC (Service Commercial).
Neighborhood Meeting	
09/23/09	A neighborhood meeting was held on Wednesday, September 23, 2009 at 6:00pm at the Justice Myron E. Leavitt Middle School, Student Theater, located at 4701 Quadrel Street, Las Vegas, 89129. Four members from the applicant attended the meeting along with one member from the Ward 4 City Council office, one member of the Planning and Development staff, one member of the County Liaison office and 29 members of the public During the meeting the following issues were raised by the public: • The principle objection voiced was that the use is incompatible with the adjacent pet cemetery; the drive-through loudspeaker and fast-food smells will disrupt services and take away from the tranquility of the cemetery. • Commercial uses west of Tenaya are inappropriate and inconsistent with previous land use actions. • There are three existing fast-food restaurants in the vicinity, and there isn't a need for another one. • The 24-hour operation of the drive-through will bring additional traffic and crime, and will disrupt the residential properties in the vicinity.

	• Members of Metro were in attendance, and noted that horses used in mounted patrols and K-9 unit dogs are buried in the cemetery, and that the fast-food restaurant would be inappropriate adjacent to the cemetery. • It was noted that human remains are also located within the pet cemetery, and that the applicant should notify family members of the deceased of the proposed construction of the fast-food restaurant. • Residents stated that the applicant was aware of the existing land use designation and zoning when he purchased the property, and should maintain the existing approvals for the site, but that more intense commercial uses would be inconsistent with abutting properties.

Field Check	
09/17/09	During a routine site inspection staff observed a vacant single-family residence with a large pile of branches and debris in the front yard.

Details of Application Request	
Site Area	
Gross Acres	1.00 Acre

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single-Family Residence	L (Low Density Residential)	R-E (Residence Estates)
North	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
West	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site is located in the Centennial Hills Sector of the General Plan and has a current land use designation of L (Low Density Residential). A General Plan Amendment (GPA-35866) to change the designation to SC (Service Commercial) has been submitted along with this Rezoning request. The SC (Service Commercial) allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

This is a request to Rezone the subject site from current R-E (Residential Estates) to the C-1 (Limited Commercial) district, which is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The proposed Rezoning will allow conformance with the proposed General Plan Amendment (GPA-35866) to amend the current land use designation of the subject site from L (Low Density Residential) to SC (Service Commercial). The R-E (Residence Estates) zoning district would allow uses that are compatible with the existing surrounding zoning districts; therefore staff recommends approval of the request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed C-1 (Limited Commercial) zoning district is consistent with the proposed SC (Service Commercial) General Plan designation on this site.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The uses allowed by the C-1 (Limited Commercial) zoning district are compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The subject site is surrounded by a pet cemetery to the north and west; and commercial uses to the east and southeast and is no longer appropriate for a residential use.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed from both Craig Road, a 100-foot Primary Arterial, and Tenaya Way, a 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. These thoroughfares are capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 351

APPROVALS 2

PROTESTS 636

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-35867** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren Hardy

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** ☒ **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: Bradley Shultis

Print Name: Bradley Shultis

Subscribed and sworn before me

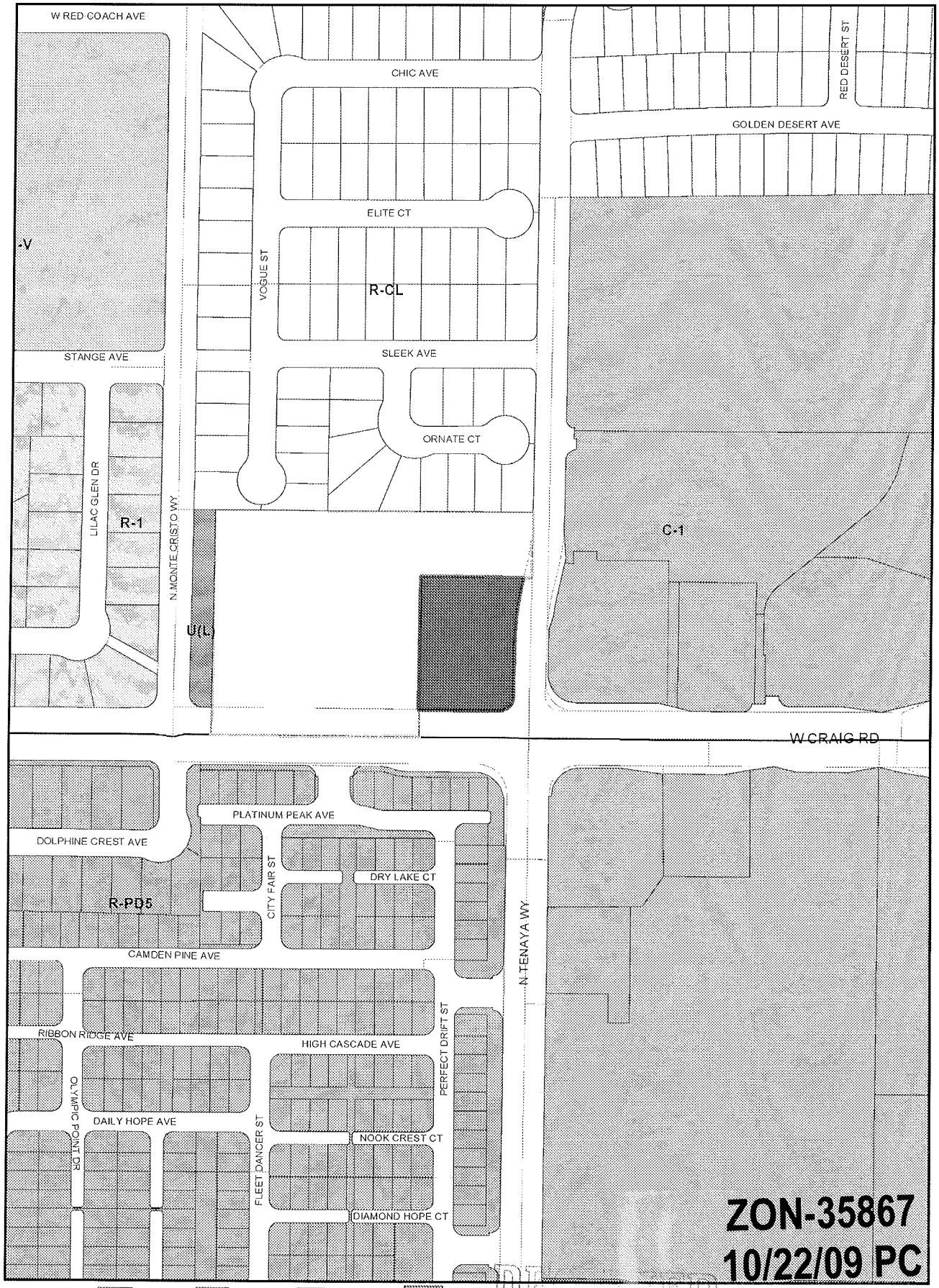
This 21 day of August, 20 09

_____

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

REZONING Parcel: 138-03-201-009



ZONING

	U	R-MH	R-MHP	PD
	R-A	R-CL	P-R	T-D
	R-E	R-2	N-S	TC
C-V	R-D	R-3	O	C-2
C-PB	R-PD	R-4	C-D	C-M
P-C	R-1	R-5	C-1	M

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SEP 02 2009

From R-E to C-1

Data Current as of: August 28, 2009



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09

THE HARDY CONSULTING GROUP

GOVERNMENT AFFAIRS • PUBLIC RELATIONS • LEGISLATIVE STRATEGIES

5070 ARVILLE STREET
SUITE 4B
LAS VEGAS, NEVADA 89118

702.889.3024 OFFICE
702.408.6666 CELL
702.543.4093 FAX

August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: **Justification Letter for Rezoning, Site Development Review and General Plan Amendment on 1 acre lot at Tenaya and Craig Rd APN: 138-03-201-009**

To whom it may concern;

On behalf of our Client, CT-1, LLC, we respectfully request to rezone APN: 138-03-201-009 (Approx 1 acre) from R-E to C-1. In addition, we request the current General Plan Designation of Low Density Residential be amended to a designation of Service Commercial. Finally, per the requirements of Title 19 and the City of Las Vegas Staff, we also request a Site Development Review.

The proposed use of this property is a fast food establishment, specifically a Carl's Jr. Restaurant at 2772 Square Feet with a drive through. It is planned as a 24-hour operation and will employ an estimated 25 people. The principles on CT-1 LLC have successfully developed these types of projects in the past. Specifically, the Carl's Jr. Restaurant at Cheyenne and Martin Luther King Dr., the Wild Oats Shopping Center at Tenaya and Lake Mead, and the Park Central Plaza at Ann and Losee Roads. In addition, the Lessee, S.L. Investments, is the Current Franchisee for Carl's Jr. and currently owns and operates 36 Carl's Jr. locations in Las Vegas and the surrounding Area.

We believe the property is not viable for development under its current zoning and general plan designation, as the parcel is directly adjoining a Pet Cemetery. In addition, the property located on the adjacent north and southeast corners at Tenaya and Craig Road are currently zoned C-1 with a general plan designation of Service Commercial.

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel conforming the subject property on the Northwest corner to the current zoning and general plan designations on the north and southeast corners makes sense for the community.

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SEP 02 2009

ZON-35867
10/22/09 PC

Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19 with a single exception. We would respectfully request an exception on the minimum throat depth requirement on each driveway entrance. Given the size of the lot, in order to meet the requirements for parking, we were unable to meet the code requirement for minimum throat depth.

Thank you for considering our request. Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me at 702-408-6666.

Sincerely,

W-BH5

Warren B Hardy II
The Hardy Consulting Group

ZON-35867
10/22/09 PC

Carman Burney

From: Teresa Morrell
Sent: Tuesday, October 20, 2009 9:18 AM
To: Steve Gebeke
Subject: FW: Internet Submission - GPA 35866 and ZON 35867

Hi Steve,
can u please respond to her. I'm in Bartlesville OK. There should be a request for each commissioner.
Thanks!
Teresa
580-4388

-----Original Message-----
From: va2vegas@cox.net [mailto:va2vegas@cox.net]
Sent: Mon 10/19/2009 8:39 AM
To: Planning Internet Email
Subject: Internet Submission - GPA 35866 and ZON 35867

Citizen Name: Julie Chadburn

Email: va2vegas@cox.net

IP Address: 24.234.24.22

Comments: Dear Commissioner Flangas,
I am writing to you today in opposition of GPA 35866 and ZON 35867 that will heard by the City of Las Vegas Planning Commission on October 22, 2009.
There is plenty of commercial opportunity on the east side of Tenaya Road, without having commercial activity, especially a fast-food restaurant with a drive-thru to encroach on the rural estates that are located on the west side of Tenaya Road.
We moved to this area to enjoy the rural estate lifestyle. I have no problem with commercial and the services that are provided on the east side of Tenaya. That is a natural buffer to the US 95. However, commercial establishments should not be allowed east of Tenaya. Once one piece goes commercial, there will be more and more applications up Craig Road towards Durango.
Additionally, a fast food establishment is not a compatible use with the cemetery located next door. I have friends that are buried there, both canine and human, and find that this type of use will ruin the sanctuary that the cemetery offers.
I am writing to request that you oppose these items.
Sincerely,

Julie Chadburn
7308 Breezy Night Court
Las Vegas, NV 89129

Date: 10/19/2009 8:39:03 AM

14P

WALTER J. RAYMOND

4805 Greencreek Dr
Las Vegas NV 89110
Phone 702 452 6384
dodgerdog@peoplepc.com

RECEIVED
OCT 29 2009

October 15, 2009

Craig Road Pet Cemetery
7450 W Craig Road
Las Vegas NV 89129-6099

To whom it may concern:

Regarding the upcoming attempt to put an eatery adjacent to the Pet Cemetery, this is totally un-acceptable. This is an insult to all pet lovers! Between mine and our Daughter (Fowler) we own 4 plots there and take great pleasure and comfort in visiting the places of 3 of our beloved pets. The fourth plot is reserved for a pet and adult son still living.

The company which purchased the property in question knew precisely what they were buying, and proceeded in their own interests and the almighty dollar. This re-zoning must not be allowed. The zones are in place for a specific reason, I don't feel the changes are needed for the benefit of a select few.

Please include this letter in any presentatation or petitions that you may be planning

Sincerely, and may God Bless

Walter J Raymond

Submitted after final agenda
Date 10/29/09 Item 14P

TOTAL P.001

fax 645-8618

RECEIVED
OCT 29 2009

October 1, 2009

To Whom It May Concern:

This letter is in regards to the proposed zoning change to allow a Carl's Jr. be built on the NW corner of Tenaya and Craig Rd. I am a life long Las Vegan and I have three dogs buried at the Craig Road Pet Cemetery. I have pre-purchased plots for three more.

I AM WHOLEHEARTEDLY **AGAINST** THE BUILDING OF A CARL'S JR. NEXT TO THE CRAIG ROAD PET CEMETERY.

I have many reasons why I am against this. To state a few:

- I do not want to hear cars, loud music, people placing drive thru orders or a person through a speaker asking if a patron would like a chocolate milk shake with their combo meal while I am trying to have a private moment with my loved one
- I do not want a 24-hour fast food place next to the final resting place of my loved one where there is more potential for vandalism and or destruction of grave sites
- I do not want to have to worry about how the owners of the Craig Road Pet Cemetery will make sure that the grave sites are safe (potential increases in cost, etc)

I buried my greyhound last year and it was a very emotional service. I DO NOT want there to be potential inconsiderate patrons of this fast food place to take away from my private moment as I lay my loved one to rest. I value the memories that I shared with my family as we said goodbye to her.

Sincerely,

Sue Fowler

Sue Fowler
2692 Windy Breeze Ct.
Las Vegas, NV 89142

702-499-0713

Submitted after final agenda

Date 10/29/09 Item 14P

OCT-01-2009 09:59 J.A.CESARE & ASSOC. 2100 P.001/001

RECEIVED
OCT 29 2009

September 25,2009

Craig Road Pet Cemetery

To Whom It May Concern:

I want to register my dismay over the recent talk of having a Carl's Jr. built on the corner of your cemetery.

It is very inappropriate and shows a great lack of respect for the human owners, their pets and especially the humans and pets laid to rest together.

We don't need another fast food restaurant on this corner, disturbing this peaceful place. Progress in this case Is not progress, it is a desecration and unacceptable.

I invested in your cemetery, purchasing a place for my pets and myself to lie In peace. Why must this place be disturbed for a FAST FOOD RESTAURANT??

Regards,

Wendy Spauf

Wendy Spauf
5728 So. Ruby Street
Ft. Mohave, AZ 86426
928-768-5460

Submitted after final agenda

Date 10/29/09 Item 14P

RECEIVED
NOV 02 2009

October 29, 2009

Via Facsimile

Las Vegas City Council:
Mayor Oscar Goodman: *(702)385-7960*
Mayor Pro-Tem Gary Reese: *(702)382-8558*
Councilman Steve Wolfson: *(702)382-8558*
Councilwoman Lois Tarkanian: *(702)382-8558*
Councilman Steven D. Ross; *(702)464-2556*
Councilman Ricki Y. Barlow: *(702)382-8558*
Councilman Stavros S. Anthony: *(702)382-8558*
City Manager Elizabeth N. Fretwell: *(702)388-1807*

Via Facsimile (702) 382-4803

Planning Commissioners:
Glenn E. Trowbridge, Chair
Richard Truesdale, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Gus W. Flangas

Re: ***Rescheduled from 10/22/09 Planning Commission Agenda to 11/05/09***

13. **GPA-35866** - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan to the the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at **7204 West Craig Road (APN#138-03-201-009), Ward 4 (Anthony)**
14. **ZON-35867** - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1(LIMITED COMMERCIAL) on 1.00 acres at **7204 West Craig Road (APN#138-03-201-009), Ward 4 (Anthony)**
15. **SDR-35868** - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-35866 AND ZON-35867 - PUBLIC HEARING - APPLICANT/OWNER: CT-A, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,772 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.00 acres at **7204 West Craig Road (APN#138-03-201-009)**, r-e (Residential Estates) Zone [PRPOPOSED:C-1 (Limited Commercial)]. Ward 4 (Anthony)

Dear Mayor, Council Members and Commissioners:

I am sending this letter in a plea that the above named property **located at 7204 West Craig Road (APN#138-03-201-009), remain as a residential property (no commercial west of Tenaya),** and that said requests above, all relating to a commercial re-zoning, be denied. Back in 2001, when I purchased the first plot for my **beloved child**, Chewie, I recall meeting the caretaker of the cemetery who resided with his wife in the home located at 7204 West Craig Road. As I have always resided in southeast Las Vegas and now Henderson, it was difficult for me to visit Chewie, but I knew that the care taker was always there looking over all the children buried in the cemetery. The pet cemetery was often better taken care of than a regular cemetery. The love of the people for their animals is clearly shown by the plaques, flowers and various other loving items placed near their animals. Many of the stones reflect that the owners clearly consider these animals as their children, as do I. Moreover, many owners are buried in the cemetery, which I have requested as well since I want to be with my children. I have a total of 9 plots at Craig Road Pet Cemetery.

Submitted after final agenda

Date 11/02/09 Item 14P

Page 1 of 1

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NOV 02 2009

I have lived in Las Vegas for the past 20 years and have been fortunate to graduate from the University of Las Vegas, Nevada, as well as the charter class at the William S. Boyd School of Law, for which I am a practicing attorney with the law firm of Jolley Urga Wirth Woodbury & Standish. I previously worked for John Peter Lee, Esq., from whom I learned that he battled and prevailed in saving the pet cemetery over 30 years ago, in 1971, when it was known as Pet Ponderosa Memorial Gardens. Mr. Lee obtained an injunction to prevent the termination of the water supply to the cemetery thereby preserving the land. *Memory Gardens of Las Vegas, Inc. V. Pet Ponderosa Memorial Gardens, Inc.*, 88 Nev. 1 (1972), 492 P.2d 123.

Back in 1971, the Nevada Supreme Court case indicated that there were only 300 plots which has now grown to over 6,000.00 plots with over 100 human burial remains. Most notably are the police K9 dogs in which peace and tranquility is sought for the services and visitation between the partners. The pet cemetery is a beautiful place in which our children are at rest and we come and visit them in a quiet and peaceful area.

Once again we are here battling to save our pet cemetery, the only one in Clark County, and we must fight so that commercial greed is not allowed to take over. Although said property may not be selling as residential - this is a COMMON problem for ALL of Las Vegas as no one has been able to successfully sell real property as a result of the poor real estate market. I attended the neighborhood meeting on September 23, 2009, and to my surprise said commercial zoning was not only objected to by those who have an interest in preserving the peace and tranquility of the pet cemetery, but also the long-standing residents who had previously made concessions over the years, but with the promise that **there would be NO commercial development west of Tenaya.**

There is plenty of commercial on the other corners such that this corner DOES NOT have to be touched. Especially in this time when I see so many commercial buildings, **new and old**, standing EMPTY. Thus, it is no hardship to set up a commercial establishment elsewhere, where properly zoned for the same, considering THERE ARE SO MANY EMPTY COMMERCIAL BUILDINGS AND AREAS to more appropriately place said development and revitalize said areas. I just know from Henderson, it is sad to see the empty strip mall along Stephanie from Sunset to Warm Springs, and all along Sunset Station, and the numerous empty commercial buildings along Lake Mead or Boulder Highway. Thus, commercial development should go where it is appropriately zoned for the same and better re-vitalize the neighborhood - NOT at the residential area of the pet cemetery.

Submitted after final agenda
Date 11/02/09 Item 14P

RECEIVED
NOV 02 2009

The peace and tranquility of this area must be preserved and allowing a zoning change to commercial will destroy this and the integrity of this cemetery. Please support the Craig Road Pet Cemetery, its patrons, our children, and the residents; all of whom object to the request to re-zone this property to commercial. Please keep this land as residential.

Sincerely,

Holly A. Fic

PLEASE ALSO ADD THESE NAMES TO THE PETITION AGAINST THE ABOVE STATED REQUEST FOR RE-ZONING:

	Name (Print/Sign):	Address:	Phone Number:
1.	Holly Fic	707 N. Racetrack Rd Henderson, Nv 89015	(702)856-3387
1. 2.	Jason Hall	707 North Racetrack Rd Henderson, Nv	702 856-3387
3.	Rose Alexis	707 N Racetrack Rd Hd, Nv	702-856-3387
4.	Jennifer Willis	1716 Waltrip ct., Henderson, nv	702-270-8972
2. 5.	Craig Willis	1716 Waltrip ct., Henderson, nv	702-270-8972
3. 6.	Amber Duvall	913 Via Abenula St, Henderson, Nv	702-750-6273
4. 7.	Mark Little	3800 H Hughes Pky 16th Fl	702-694-250
5. 8.	Yvonne Ruiz	1589 Sombrero Dr. LV, NV 89169	702-332-178

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6. [signature] (Mindy Fisher) 3670 Seneca Circle, Las Vegas NV 89169 (702) 203-37

7 10. Kelly McGee [signature] 7624 Pacific Hills, LV, NV 89128 (702) 646-3844

William S. Rohrer (702) 699-7500

8 11. [signature] 725 S. Hermitage Way LV. 89145

9 12. Elisa Thaler 1608 Breeze Canyon Dr. LV, NV 89117 [signature]

10 13. Kerrie Mendoza [signature] 9017 Silk Bonnet Ct. LV 89143 (702) 2315745

11 14. Donna Pennick [signature] 2234 Shadow Canyon Dr. 89044 (702) 737-9666

12 15. Karen Gullbergh [signature] 6115 W. Harmon #23, Las Vegas NV 89116

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Petition to Stop the Rezoning of Parcel 138-03-201-009

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Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

	Printed Name	Signature	Address	Comment	Date	
1	DENNIS MASTNY		4465 N. Campell Rd LV NV 89129		9.24.09	1
2	Gail Mastny	Gail L Mastny	4465 N. Campbell Rd. LV NV 89129		9-24-09	
3	CURT WEIMAN		9449 White Ridge Ave	NO C-1	9.24.09	2
4	Lisa Johnson	Lisa Johnson	4826 Mar Vista Way LV 89121		9-24-09	3
5	Laurie Pijanowski	Laurie Pijanowski	7100 W Alexander Rd #2034 Las Vegas, NV 89129	NO C-1	9-24-09	4
6	~~John Pijanowski~~	~~John Pijanowski~~	~~7100 W. Alexander Rd #2034~~ Las Vegas, NV 89129		~~9-24-09~~	
7	Kendra Hubbard	Kendra Hubbard	3355 S Town Center Dr. #1069 Las Vegas, NV 89135		9-24-09	5
8	CESAR MEZA		3769 Chili pepper St Las Vegas NV 89118		9-24-09	6
9	~~Chris Augustine~~	~~Chris Augustine~~	~~3355 S. Town Center Dr #1069~~ Las Vegas, NV 89135		~~9-24-09~~	
10	Elivia Hernandez	Elivia Hernandez	3769 Chili Pepper St. Las Vegas, NV 89115		9 24-09	7
11	JUDY STUEWE		6271 BULLRING LN LAS VEGAS, NV 89130	NO REZONING	9-24-09	8
12	RICHARD CANDILIERE		6271 BULLRING LANE LAS VEGAS, NV. 89130	NO REZONING	9-24-09	

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	Printed Name	Signature	Address	Comment	Date	
13	DENNIS MAHONEY	Dennis Mahoney	8905 BEACH FRONT RD		9-24-09	9
14	Linda Gumble	Linda Gumble	8905 Beach Front.		9-24-09	
15	Terry Hill	Terry Hill	4800 Everstream Glow		9-24-9	10
16	Kym FIEGL	Kym Fiegl	3810 REFLECTION WAY		9-24-09	11
17	MARVIN LARA.	Marvin	6229 RASSLER AVE		9-24-09	12
18	BEVERLY SEROTA	Beverly J. Serota	2540 Golden Sands	SeroIA@aol.com	9.24.09	13
19	ALVIN SEROTA	Alvin Serota	2540 GOLDEN SANDS	"	9/24/09	
20	Leah Silva	Leah Silva	7101 Smoke Ranch R. #1057		9/24/09	14
21	CAROLAND S. TROUSDALE	Caroland S. Trousdale		NO CARL'S JR. !	9/24/09	
22	JOHN C. DELL'ERBA	John C Dell'Erba	8541 WILD DIAMOND AVE		9/24/09	15
23	CHARLENE BALLAN	Charlene Ballan	8541 Wild Diamond Ave	No Carls Jr.	9-24-09	
24	Kristine Turner	Kristine Turner	4455 Quadrel St	No commercial	9-24-09	16
25	DAVID TURNER	David Turner	4455 Quadrel St		9-24-09	
26	KERMIT BUCHTER	Kermit Buchter	4330 S EASTERN AVE		9/24/09	17
27	Laura Lugo	Laura Lugo	9180 Glennon Ave.	No Commercial	9/24/09	18
28	Guillermo Lugo	Guillermo Lugo	9180 Glennon Ave.	No Commercial	9/24/09	

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	Printed Name	Signature	Address	Comment	Date	
29	Rachel Humbert	Rachel Humbert	3735 Candytuft Ridge Ave	NO FAST FOOD JOINT BY THE CEMETERY	9/24/09	19
30	Vinessa Nieves	Vanessa Nieves	1 B Clay St Las Vegas	No Food By The cemetery	9/24/09	20
31	Gennifer Davenport	Jennifer Davenport	1626 marvin St NLV NV 89031	NO fast food by cemetery	9/24/09	21
32	JACQUELINE KANELOS		1915 SIMMONS ST #2169 LV NV 89106	THAT'S RUDE!	09/24/09	22
33	GAIL GOODAPPLE	Gail Goodapple	2916 DRURY ST	SUCH POOR TASTE!	9-23-09	23
34	Linda K Azevedo	Linda K Azevedo	3663 Biela Ave, L.V.	Such horrible fast	9-24-09	24
35	Frank E. Azevedo	Frank E. Azevedo	3663 Biela Ave L.V.	" " " "	9-24-09	
36	ELIZABETH OSENBAUGH		10826 Rio Vista Ct. PARKER AZ 85344	Any Business next to the cemetery is RUDE & UNNATURAL	9-24-09	25
				Fast food next to a CALM &	9-24-09	
37	DONALD WILCOX	Don Wilcox	10826 Rio Vista Ct. PARKER AZ 85344	Peaceful PLACE would be the worst thing ever.	9-24-09	26
38	Lynn Burke	Lynn Burke	HC 33 Box 33 89161 Las Vegas, Nevada	# planned to be buried here & join my other family members here. The process to rezone was to allow	Sept 24 09	27
39	Albert L. Heinold	Albert L Heinold	PO Box 72154 LV NV 89170	NO		this is unconscionable
40	Joyce Opperman	Joyce Opperman	L.V. 89149 7900 Ben Hogan	Absolutely not!	9-24-09	28
41	MINORU (PAUL) AKATANI	Minoru Akatani	LAS VEGAS 89131 7912 SOARING BROOK ST	OPPOSED.	9-24-09	29
42	Charlene Dessaints	Charlene Dessaints	89104 2201 Santa Paula Dr	Absolutely Not! No Compassion	9-26-09	30
43	Jack & Beverly	Jack & Beverly	3905 Tumbleweed	Rude / where is your feelings?	9-24-09	31
no 44	Crista Long		413 N L Street #C Lompoc, CA 93436	unconscionable	9-24-09	32

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	Printed Name	Signature	Address	Comment	Date	
45	Paul Terry	Paul Terry	4021 Treasured Note Ct.		9-25-09	33
46	James Whitney	James Whitney	3430 Purdue way		9-25-09	34
47	JOSEPH BAYS	Joseph Bays	2808 FAISS DR		9/25/09	35
48	Terry Cummings	Terry Cummings	121 Huntly Rd		9-25-09	36
49	Vonni Mascarenas	Vonni Mascarenas	2256 Brendahn	No food No Doc	9-25-09	37
? 50	Debra Cyr	Debra Cyr	2236 Glenwood	No No	9-25-09	38
51	Sharmaine Berroyer	Sharmaine Berroyer	4306 Shady Hollow NLV 89031	I can't imagine eating or ordering food next to place where they Bury & Cremate pets	9-25-09	39
52	W. Steven Berroyer	W S Berroyer	4306 Shady Hollow NLV 89031	NO	9-25-09	
53	SCOTT RAYER	Scott Rayer	2270 MORESCA AVE Henderson, NV 89052		9-25-09	40
54	Paula Brannstrom	[illegible]	729 Carlos Julio Ave N.L.V., NV 89031	inappropriate	9-25-09	41
55	Rebecca Ayers	Rebecca Ayers	3940 marble mountain 89129	Horrible !!!!	9/25/09	42
56	Clay M Clay	Clay M Clay			9/25/09	
57	WILLIAM BRADSHAW	William Bradshaw	9501 W. SAHARA LV NV 89117	INAPPROPIATE	9/25/09	43
58	RUTH BRADSHAW	Ruth Bradshaw	9501 W Sahara Ave LV NV	no Rezoning inappropriate	9/25/09	
60	RON NISKA	Ronald W Niska	6543 Magellan Way 89103	office only with appropriate design	9/25/09	44
61	JERRY BLACKWELL	[illegible]	2300 E Silvencio Lane		9/25/09	45

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	Printed Name	Signature	Address	Comment	Date	
62	Anthony Gulla	[signature]	LV, NV 89119 #361 1350 E. Flamingo Rd		9/25/09	46
63	LAURA LUCIDO	L Lucido	L.V. NEV 89147 7250 MTN MOSS DR	WHAT PART OF "NO COMM. BLDG" W. OF TENAYA DON'T YOU UNDERSTAND	09/25/09	47
64	Judy Smith	[signature]	1263 S. 9th St		9/25/09	48
65	AL ZAPATA	[signature]	12036 ROYAL DOLNOCH CT. LAS VEGAS, NV 89141	IT would be totally disrespectful to have our family next to	9/25/09	49
66	Arthur Weiss	[signature]	1170 ANISECT LAS VEGAS NV 89142	THERE NEEDS TO BE RESPECT FOR CRPC!	9/28/09	50
67	Chieko Weiss	[signature]	"	"	"	
68	Ana Zapata	[signature]	12036 Royal Dolnoch Ct. Las Vegas, NV 89141	I like to be part of the Cemetery	9/26/09	51
69	RICHARD VEGA	[signature]	1106 Jewel Spring Ln N. LAS VEGA, NV 89081	Respect CRPC Community Reserve	9/26/09	52
70	SYDNIE BARCENAS	[signature]	4111 TATUM CT NLV, NV 89032	PLEASE RESPECT OUR CHILDREN.	9/26/09	53
71	Kellie Benway	[signature]	4689 Winfield Drive Las Vegas NV 89147		9/26/09	54
72	CAROL Niemann	C. Niemann	89128 1716 PINION MESA CT		9/26/09	55
73	Brooks Canon DON THOMPSON	[signature]	2300 ROCK SPRINGS L.V. NV 89128			56
74	Tom & Judy Sandoval	[signature]	4337 BOD WHITE DR NLV. NV 89032	Hawaii Heart	9/27/09	57
75	Jessica M. Humphrey	[signature]	3872 Crest Horn Dr. Las Vegas. NV 89147	Inappropriate	9/28/09	58
76	DWAYNE Shelby.	Dwayne Ladine	6500 W. CHARLESTON BL#241 LV-NV. 89146	no need, will cause to much traffic. Take Peace	9/28/09	59
77	Craig Dunkle	[signature]	1017 Heather Lynnette Ct		9/20/09	60

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	Printed Name	Signature	Address	Comment	Date	
78	PETE KRIEGER	Pete Krieger	5909 Forest Hills Dr.		9/30/09	61
79	Michell A Fierro	Michell Fierro	231 W. Atlantic Henderson		9/30/09	62
80	Felisha Saldana	Felisha Saldana	231 W. Atlantic Ave.		9/30/09	
81	Mark Pope	Mark Pope	3325 N. Nellis		9/30/09	63
82	Brenda Pope	Brenda Pope	3325 N. Nellis		9/30/09	
83	MIKE MANOS	Mike Manos	4608 MANCILLA St. 89130	Don't chg. zoning		64
84	JILL MANOS	Manos	4608 MANCILLA ST 89130	Please don't Chg. zoning	9/30/09	
85	Sidy White	Sidy White	10263 Garden Glen	Stop rezoning	10/1/09	65
86	Mark White		10763 Garden Glen	Stop rezoning	10-1-09	
87	ROBERT HAUTH		2180 KINGMAN AZ municate & only?	A CANS JR ?!!? # CRIBING CODES.	10/01/09	66 no on chg. zone
88	Delores Hauth	Delores K Hauth	1601 A Sandhill NV	Stop rezoning	10-01-09	67
89	John J. Jones	John J. Jones	1256 Moon Vision St	Stop zone change	10-1-09	68
90	Gerry Sharp	Gerry Sharp	3000 S. SANDHILL Rd. #237	NO FAST FOOD!	10-1-09	69
91	Angelina Vargas	Angelina Vargas	1701 N. Jones Blvd.	No Fast Food	10-1-09	70
92	Alex M. Lichter	Alex M. Lichter	916 Pebble Sh Ct	No fast Food	10-1-09	71
93	FRANK LEE	Frank Lee	9490 BERMUDA RD APT 1119	DON'T CHANGE ZONING ENOUGH FAST FOOD IN AREA	10-2-09	72

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	Printed Name	Signature	Address	Comment	Date	
94	MARJORIE CARSON	Marjorie Carson	7215 W. Pleasant View	Please let us keep our peace	10-2-09	73
95	EUGENE CARSON	Eugene Carson	7215 W. Pleasant View		10-2-09	
96	Rykeil Johnson	Rykeil Johnson	4826 Mar Vista Way		10-2-09	74
97	BARBARA STUEWE	Barbara Stuewe	4211 FINO CIRCLE N. LAS VEGAS NV 89032		10-2-09	75
98	Pat Blom		8122 N. Flamingo #81 LV 89147			76
99	Hugh E. Shirkey	[illegible]	" #80			77
100	ROGER PAUL	[illegible]	7004 CARMEN BLVD 89128	GRAB-A-BURGER & FAT IT IN THE CEMETERY—NOT!	10/2/09	78
101	Mary Duggan	[illegible]	8205 Cedar Glen Ln. 89128	PEACE!	10/5/09	79
102	Lynn Wiltsie	Lynn Wiltsie	8460 W Reseda Way LV 89149		10/5/09	80
103	Mary Mattern	Mary Mattern	5822 Golden Wing Street	F xx x - off	10/5/09	81
104	Shauna O'Mahoney	Shauna O'Mahoney	7440 W. Eldorado Ln. #129 LV, NV 89113		10/6/09	82
105	Carol Williams	Carol Williams	929 Sulphur Springs #202 LV NV 89128		10/6/09	83
106	Beatrice Williams	Beatrice Williams	929 Sulphur Springs #202 LV NV 89128		10/6/09	
107	[illegible] Sweany	[illegible]	8217 Cinnamon Ridge Dr.		10-06-09	84
108	Jodi Baron	Jodi Baron	1309 WALSTONE RD		10-6-09	85
109	Steve Baron	Steve Baron	1309 WALSTONE RD		10-6-09	

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	Printed Name	Signature	Address	Comment	Date	
110	FRED HICKS	Fred Hicks	5020 ERIN RD	FT. MOHAVE AZ. 86427	10/6/09	86
111	MARION ERICKSON	Marion Erickson	5320 EUGENE AVE		10/6/09	87
112	ANNE HOLLINGER	Anne Holl	5320 Eugene Ave.		10/6/09	
113	CLARA ETTER	Clara Etter	5486 overland st Las Vegas NV 89118		10/6/09	88
114	Sharon White	Sharon White	2101 Calle de España			89
115	Eddie White	Eddie White	2101 Calle de España			
116	Allison White	Allison White	2205 Plaza de la Candela			90
117	Joe Calabrese	Joe Calabrese	2205 Plaza de la Candela		10/7/09	
118	LINDA PENKOWER	Linda Penkower	Ammoron St			
119	Bennie Johnson		2727 La Pradera		10/7/09	91
120	JANE ROMANO	Jane Romano	1717 Honey Tree Dr		10/7/09	92
121	JAY ROMANO	Jay Romano	1717 Honey Tree Dr		10/7/09	
122	BARBARA STONE	Barbara Stone	2473 Black River Falls Dr. Henderson 89044		10-7-09	93
123	ROBERT STONE	Robert Stone	2473 Black River Falls Dr.		10-7-09	
124	LAWRENCE DODD	Lawrence Dodd	975 Green Hills Dr #3323 89052		10-7-09	94
125	DANIEL DODD	Daniel Dodd	975 Green Hills Dr. 89052		10-7-09	

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	Printed Name	Signature	Address	Comment	Date	
126	J. Bracco		7740 Pine Warbler Ct	No Commercial, Please	10/7/09	95
127	J. Cutler		9446 White Ridge Ave	No Carl's Jr	10/7/09	96
128	D. J. Livingston		3872 Crest Horn "	No comm. ctr/Park	10/7/09	97
129	K J Livingston		" " "	NO Carls Jr	10/7/09	
130	MARSHALL MASEK		702 647-3479 3908 WIDE RIVER ST	Not a commercial place	10/08/09	98
131	DEBBIE HINES		4280 E. BRIDGER ST. LAS VEGAS, NV 89061	NOT THE APPROPRIATE LOCATION	10-8-09	99
132	Kelly Stang		10567 Olympic Pine Dr. LV, NV 89135	Worried about vandles would busy fast food Rest. not be appropriate	10/8	100
133	Debbie Bledsoe		2700 BRYANT AVE LV, NV 89102	I Feel THE Same Way -	10-8-09	101
134	SEYMOUR COHEN		2796 COTTONEASTER ST. LV, NV 89135	Leave it the Way it is	10-8-09	102
135	Arlene Cohen		2796 Cottoneaster Street LAS Vegas NV 89135		10/8/09	
136	Shaleen Jessica		220 Essedale Ct.	Carls Jr. will ruin the peace.	10-09	103
137			220	Ø CS	10-09	
138	B. Hill		5400 Desert Foun		10/9	104
139	Jim Hillyard		8335 Lexford St		10/9	105
140	Candace Wiltgen		8460 W. Rosada Way	no carls Jr!	10/9	106
141	PAT Rush		335 Blackstone River	W.T.F.	10/9	107

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	Printed Name	Signature	Address	Comment	Date	
142	Paula Hill	Paula Hill	6441 Deadwood Rd	How could you put	10/14	108
			LAS Vegas NV 89108	Hamburgers next to	10/14	
143	Harold Hill	Harold Hill	6441 DEADWOOD RD	a CEMENTARY. Cunnal		
			Las Vegas, NV 89108	Has no feeling!!!	10/14	109
144	Carole Brownell	Carole Brownell	9645 W. Trop LV 89147	NO WAY!		
145	CARMELA PAUL	Carmela Paul	8220 RIVIERA BEACH DR	DO NOT DO THIS WONDER	10/14	110
			LAS VEGAS, N.V. 89128	THINK OF ALL THE FULL ANIMALS		
146	TINA POOL	Tina Pool	3660 Boulder Hwy #512	NO !!!	10/14	111
			LAS VEGAS NV 89121			
			3660 Boulder Hwy #512	this is AN OUTRAGE	10/14	
147	JAMES WILSON	James Wilson	LAS VEGAS NV 89121	Please Don't Do this		
148	Sean Michael	Sean Michael	5344 Images Ct	Please DON'T DO this	10/14/09	112
			Las Vegas NV 89107			
149	David Lane	David Lane	1928 Caular Dr	" " "		113
			LV NV 89108			
150	JOHN FREDERICK	[illegible]	2521 SURWOOD	" " "		114
			89128			
151	MADLYN LEE	Madlyn Lee	4401 TWIN PEAKS	" " "	10-15-09	115
			89032			
152	DIANA JOY	Diana Joy	LARKSPURE AVE	" " "	"	116
			LARKSPURE, CALIF			
153	BERYL WARREN	Beryl Warren	2704 ST. CLAIR DR	" " "	10/15/09	117
			LV, NV 89128			
154	NJ PETIT	Nancy J. Petit	4821 LANCEWOOD AVE	NO WAY!	10/16/09	118
			LAS VEGAS, NV 89110			
155	JW Barrow	James Barrow	909 Shelton Dr	STOP IT!	10/16/09	119
			LV NV 89108			
156	Paul M. Venglik	Paul M. Venglik	3916 Dabney Dr N. Las Vegas	THERE ARE enough places to eat now!	10-22-09	120
157	Janet Hunter	Janet Hunter	7809 Mission Point 89149	Have some respect for our loved ones!	10-24-09	121

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

	Printed Name	Signature	Address	Comment	Date	
1	OLIVER DOUGLASS	Oliver Douglass	4545 QUADREL ST.		9/24/09	122
2	DOROTHY DOUGLASS	Dorothy Douglass	4545 QUADREL ST.		9/24-09	
3	ANTON SCODWELL	Anton Scodwell	4313 LEON AV 89130		9/24/09	123
4	GARY CORDELL	Gary Cordell	2701 N. RAINBOW BLVD #1081 LAS VEGAS, NV. 89108		9/24/09	124
5	Jean PORTER	Jean Porter	4560 QUADREL ST 89129		9/24/09	125
6	LARRY PORTER	Larry Porter	4560 QUADREL ST 89129		9/24/09	
7	TODD MARTY	Todd Marty	5108 COSTABELLA LANE		9/24/09	126
8	DAVID FISHMAN	David Fishman	8624 Butterchurn Ave		9/24/09	127
9	Zuki Fishman	Zuki Fishman	8624 Butterchurn Ave.		9/24/09	
10	TERRY DIXON	Terry Dixon	5237- ELM GROVE DR		9/26/09	128
11	BETTY DIXON	Betty Dixon	5237- ELM GROVE DR		9/26/09	
12	John Conarty	John Conarty	878 Ashford way		9/26/09	129

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Printed Name	Signature	Address	Comment	Date	
KATHY OSZUST	Kathy Oszust	2143 Sierra Stone Lane L.V.	No rezoning	9-29	130
Nancy Calk	Nancy Calk	1913 Randa Lane	NO REZONING	9-29-09	131
Raquel Olvina	Raquel Olvina	9310 Indian Cane Ave.	NO Rezoning	9-29-09	132
Arcadio Olvina	[illegible]	9310 Indian Cane Ave.	No Rezoning	9-29-09	
Maurice Hollings	M. Hollings	7208 GOLDEN FALCON ST.	NO REZONING	9-29-09	133
NICOLE BOWMAN	Nicole Bowman	7724 Robingler Ave.	NO REZONING	9/29/09	134
Jody Ford	Jody Ford	137 Westin Ln-Hen	No Rezoning	9-29-09	135
Kristy Krasler	Kristy Krasler	10933 Civiletti St.	no re-zoning	9-29-09	136
JAY BANK	[illegible]	1635 SERENADA	NO REZONING	9/29/9	137
ROBERT Woodson	[illegible]	8008 Gothic Ave	No Rezoning	9-29-09	138
Bridget Soube	Bridget Soube	PO Box 28794 LV NV	NO REZONING	10-5-09	139
			Submitted after final agenda		140

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THIS IS TO STOP CARLS JR FROM proceeding to build right next door to Craig Pet Cemetary which would be disturbing to cemetary.

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Printed Name	Signature	Address	Comment	Date	
Carol Pelka	Carol Pelka	2920 Dogwood Ave. 89030		9/25/09	141
Linda Newman	Linda Newman	6928 Welsh Cir 89108		9/25/09	142
Jennifer Taylor		8158 Hawk Glen Ct LV, NV 89131		9/25/09	143
Mary Johnson		9928 Bundella Dr LV 89134		9/25/09	144
Patricia Harris	Patricia Harris	4912 Gates Fall Ct. 89149		9/25/09	145
ROBIN HARDIN	Robin Hardin	4912 GATES FALL CT		9-25-09	
DANNA WEST	DannaWest	1137 Olvera Way 89129		9.25.09	146
Jennifer Devine	J.M. Devine	10309 Marc Kahre Ave		9/26/09	147
PHYLLIS FISHMAN	Phyllis Fishman	1701 N Jones #2048 (89108)		9/26/09	148
KARLA CAMPAGNA		7425 Summer Sun Dr 89128 LV NV		9/26/09	149
michelle Malloy	Michelle Malloy	9965 Rim Rock Way #101 89128		9/30/09	150
Paula Moya	Paula Moya	9308 Dancing Daffodil LV, NV 89129	Submitted after final agenda	9/30/09	151

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Printed Name	Signature	Address	Comment	Date	
MATT SCHNEIDER	[signature]	2032 WANDERING LV, NV DOE		9/30/09	152
Michele Truell	[signature]	4650 PRATT	Do NOT put up that CRAP there	9/30/09	153
Bobbie Klocker	[signature]	3521 Jennifer St Pahrump	No—	9/30/09	154
JANET DIFFER	[signature]	7716 Alina Ave. LV 89145	NO — we have too many junk food places already!	10/01/09	155
Megan Little	[signature]	5209 Mantua Ct.		10/1/09	156
Hope McClure	[signature]	2109 LAS Verdes		10/1/09	157
Maria Brazzoni	MARIA BRAZZONI	6653 Lillard Dr	NO don't		158
Yvonne Swansen	[signature]	7008 Pinderhorn Ave. LV NV.		10/1/09	159
[signature]	[signature]	101 Luna Way	NO — aren't there enough restaurants in LV. Have some consideration for the	10/1/09	160
Kerry L. Cox	[signature]	5709 Patricia Ave LV 89130	citizens who have deceased pets in the pet cemetry	10-1-09	161
Bernard Lucido	[signature]	7250 MTN MOSS DR, LV		10-1-09	162
Juanita Masse	[signature]	1540 MARION Dr LV	enough fast food restaurants - don't need more	10-1-09	163

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Printed Name	Signature	Address	Comment	Date	
MARY ANN NELSON	Mary Ann Nelson	7213 Painted Shadows	No Fast Food by pet Cem[illegible]	10-1-09	164
Doug Nelson	Doug Nelson	7213 Painted Shadows	656-9200	10-1-09	
F Flores	[illegible]	5021 Spencer	No Pet Cem[illegible]	10-1-09	165
Jerry Aguila	[illegible]	6650 S. Sand Hill Rd	No Fast Food	10-6-09	166
NUBIA Allen	Nubia Allen	6661 Silverstream Ave #2035	No Fast Food	10/2/09	167
Karen Varney	K Varney	3050 N Jones Blvd	528-4747 No fast Food	10/2/09	168
Katherine Gekakis	Katherine Gekakis	3050 N. Jones Blvd.	No fast food	10/8/09	
Gail	Gail	5260 So. Jones	" " "	10/3/09	169
Alton Hoyle	Alton Hoyle	3050 N Jones #1104	No Fast Food	10/3/09	170
KENNETH PATE	Kenneth A Pate	3050 N Jones 2097	No FAST FOOD	10/3/09	171
Laura Hoyle	Laura Hoyle	3050 N. Jones #1104	NO FAST FOOD EVER	10/3/09	
LINDA CHAMPLIED	L. Champlied	3050 N Jones #2058	No Fast Food	10/12/09	172

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Printed Name	Signature	Address	Comment	Date	
Angelina E. Baker	Angelina E Baker	3050 N. Jones 1026 L.V. NV 89108	NO FAST FOOD - !!	10-3-09	173
Mary Kamps	M. Kamps	" " " #2017	" " "	10-3-09	174
Rona Wells	R. Wells	3050 N. JONES BLVD #2045	enough Fast Food		175
HELEN SCIARRETTA	Helen Sciarretta	3050 N JONES #2041		10/3/09	176
Shirley Flashing	Shirley Flashing	3050 N. Jones L.V.	NO FAST FOOD	10-3-09	177
Lori Stewart	Lori Stewart	3050 N. Jones LV 89108 #1086	No! No!	10-3-09	178
Debbie Morris	Debbie Morris	6452 Star Jasmine Ct.	no please!	10-3-09	179
JoAnn Oscars	JoANN OSCARS	3050 N. JONES BLVD	NO Period	10-3-09	
Stella Hewitt	Stella Hewitt	5217 Blooming Messa	HELL NO	10-3-09	180
IGOR AVRAS	IGOR AVRAS	3050 N. Jones Blvd	Don't do it	10-3-09	
KATHY JONES	Kathy Jones	" " " "		10-3-09	
SHAUN MURRAY	Shaun M. Murray	2232 FLORISSANT DR. LVNV 89128	JUST WRONG!	10-3-09	181
MIKE RADER	[illegible]	6414 SANDPIPER	IF THERE'S ONE MORE THING WE NEED, ITS MORE TOXIC FAST FOOD.	10.4.09	182
Sarah Hill	Sarah Hill	6414 Sandpiper way.	Let the poor animals rest in peace!	10-4-09	
Shelmadene Graham	Graham	3920 Prospect St		10.4.09	183
Chris Pocic	C Pocic	3209 Goleta	Animals also need to rest in peace	10-4-09	184

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Printed Name	Signature	Address	Comment	Date	
MARK BRIGHTWELL	Mark Brightwell	6430 McGILLIAN. LV 89122		10/14/09	185
DOUG POOL	[illegible]	10024 SUMMIT CANYON 89144		✓	186
Amy Zeldenrust	Amy Zeldenrust	300 Redondo Hend. 89014		10/15/09	187
Allan Brown	[illegible]	300 Redondo St Henderson NV 89014		10/15/09	
Steven Ligaori	[illegible]	818 Park Paseo Las Vegas 89144		10/17/09	188
Dan Boetz	Dan Boetz	5225 N. KILEY		10/17/09	189
Steve Duesing	[illegible]	1701 Golden OAK Dr LV		✓	190
Art Gisi	A. C. Gisi	4282 Ridgeview Dr LV.		✓	191
Tom Williams	Thomas A. Williams	5225 N. Riley St. 89149		10/17/09.	192
MARCIA GEIL	Marcia Geil	5921 Mello Ave 89131		10/17/09	193
BARBARA GEIL	Barbara Ann Geil	5408 Langston Circle 89130		10/17/09	194
BOB GEIL	[illegible]	5408 LANGSTON CIR 89130		10/17/09	
JOEL MASON	Joel Mason	5117 Vincent St. LV NV 89135		10/17-09	195
LOUIS CAROW	Louis Carow	6621 Trumpeter NLV 89084		10/17/09	196
KAY CAROW	[illegible]	6621 Trumpeter NLV 89084			
Susan Cooper	Susan Cooper	10230 Song Sparrow Ct		10/17/09	197

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Printed Name	Signature	Address	Comment	Date	
MARILYN COWART	Marilyn Cowart	878 ASHFORD WY, HDN, NV		9/26/09	198
Walter Dakin	[illegible]	4525 Quadrel St Las Vegas NV		9/27/09	199
MARIJO HIGGINBOTHAM	M. Higginbotham	4525 Quadrel St. LV		9/27/09	
STEVEN HEINGARTNER	[illegible]	8200 EAGLEDANCER AVE		9-27-09	200
CHRIS MICHAEL	[illegible]	9796 AMADOR RANCH AVE		9/27/09	201
Kathy Gordon	Kathy Gordon	9796 Amador Ranch Ave		9/27/09	
Darlene Johnson	Darlene S Johnson	4475 Quadrel St		9-27-09	202
Kevin Johnson	Kevin L Johnson	4475 Quadrel St.		9-27-09	
ALAN CROSS	[illegible]	8321 CEDAR MESA		9-27-09	203
Lynne Caralieri	Lynne Caralieri	4454 Quadrel, LV NV		9-27-09	204
Keith Greer	[illegible]	590C Cheyenne Ave		9/27/09	205
Susan Kent	Susan Kent	4935 Cedarlawn 89130		10/4/09	206
* Erin Heingartner	[illegible]	8200 Eagledancer		10/4/2009	207
DON BUNCH	[illegible]	4001 COYOTE CROSSING		10/4/2009	208
Evelyn Bunch	[illegible]	4001 Coyote Crossing		10/4/09	
DAMA CHADBOURN	[illegible]	5404 MESQUITE MEDOWLT		10/15/09	209

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Printed Name	Signature	Address	Comment	Date	
KURT PLOTKIN		68 Brown Swallows		9-29-09	210
Gelaine Mastny		7955 Capistrano Valley		9/29/09	211
Gary Mastny		7955 Capistrano Valley		9/29/09	
Tom VanderLeest		5521 Little Lake Ave LV, NV		9/29/09	212
Renee Guggia		339 Kansas Ave Hend. NV 89015		9/29/09	213
Heide Mastny		1707 Flat Ridge Dr 89014		9/29/09	214
Corissa Mastny		1707 Flat Ridge Dr Henderson, NV 89014		9/29/09	
DAVID OBAL		405 GROFT WAY HENDERSON NV 89015		9/29/09	215
CYNTHIA OBAL		405 Groft Way Hen. NV 89015		9-29-09	
DONALD EZELL		333 Redondo St Hend NV 89014		9-29-09	216
Denise Tarpley		333 Redondo St Henderson NV 89014		9-29-09	
Sara Lang		910 Valetta Flat Ave LV, NV 89183		9/29/09	217
JEAN WALLER		4536 CALIFA		9/29/09	218
CARLA KUHL		2034 Shadow Lusk Way Hend. NV		9/29/09	219
BILL TREDE		2026 Rusty Nail Way LV NV 89119		9/29/09	220
RYAN McNEEL		8333 LEXFORD ST. LAS VEGAS, NV 89123		9/29/09	221

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Printed Name	Signature	Address	Comment	Date	
Joy Turner	Joy Turner	376 Legacy		9/29	222
Chris. Johnson	Johnson	4826 MARVISTA WAY		9/29	223
Anna Shifflett	Anna Shifflett	30 Prince Ln N. NV		9/29/09	224
Rob DeRozo	R. D	5416 Harmony Ave		9-29-09	225
Gary Shifflett	Gary Shifflett	30 Prince Ln. 89110		9/29/09	
Cruz Bonilla		2858 Antenes St 89117		9/29/09	226
Debra Lancaster	Debra Lancaster	836 Dusk Dr., LV 89110		9/29/09	227
Ken Lancaster		836 Dusk Dr LV 89110		9/29/09	
Dawn Mackey	Dawn Mackey	3514 Shonna Way LV NV 89032		9/29/09	228
Carla Price	Carla Price	912 Possum Hill St NLV, NV.		9/29/09	229
Ron Mackey	Ron Mackey	3514 Shonna Way 89032		9/29/09	230
Ashley Shifflett	Ashley Shifflett	5416 Harmony Ave		9/29/09	231
Wayne Bumhour	W E Bumhour	1804 John Bevy Ct.		9/29/09	232
Guy Hirsimaki	Guy Hirsimaki	1804 John Bevy Ct.		9/29/09	
Maureen Bounds	Maureen Bounds	4333 E. Twain Ave. LV NV		9/29/09	233
Fred Hirsimaki	Fred Hirsimaki	1804 John Bevy Ct		9/29/09	

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Printed Name	Signature	Address	Comment	Date	
Gwen Nance	Gwen Nance	1209 Valerio Lane Las Vegas, NV		09/25/09	234
Jessica Vance	[illegible]	7940 Constantinople Ave Las Vegas NV		9-25-09	235
Heather Matthew	Heather Matthew	10712 Jubilee Mnt. Las Vegas NV		9-25-09	236
Michael P Kneene	[illegible]	509 Camino Vista Place LV NV 89134	Not A Suitable Site For Commercial Development	9/25/09	237
Alicia Durkle	[illegible]	1017 Heather Lynnette Ct LV, NV 89123			238
M. L. Biggs	Marilyn Biggs	8865 W La Mancha Las Vegas, NV 89149	Sin being buried here	9/29/	239
Patsy Soifer	Patsy Soifer	8817 Smokey Dr. 89134		9/29/09	240
John Wickman	John Wickman	6308 Fargo 89107		9/29/09	241
Angie Ratto	Angie Ratto	8701 Tangled Spur Ct		9-29-09	242
Kadi Dorelis	Kadi Dorelis	11912 Alava Ave		9-29-09	243
Deanna Duarte	[illegible]	349 Abbington Henderson, NV 89074		9/29/09	244
Timothy Semays	[illegible]	7608 Lacase St.		9-29-09	245
Linda Tucke	[illegible]	3320 Haven Beach Way Las Vegas 89117		9-30-09	246
Kathy Leavitt	Kathy Leavitt	6327 Churchfield Blvd. 89103		9-30-09	247
Bruce Arnold	[illegible]	2512 W. San Miguel Ave 89032	Unbelievable You Wolled Turn Consider It	9-30-09	248
Carol Arieno	Carol Arieno	5745 N. Campbell Rd		9/30/09	249

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
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Printed Name	Signature	Address	Comment	Date	
GERALDINE LE DUKE	Geraldine Le Duke	3050 N. JONES #1108 L.V.NV 89108	LOVED ONES SHOULD NOT BE BURIED BY SMELLY GREASY FOOD	10/5/9	250
MARY ANNE LISSETT	Mary Anne Lissett	2109 Valley Dr L.V.NV 89108	Food & Bodies shouldn't mix + the Bodies were 1st	10/5/9	251
Katie Kreuzer	Katie Kreuzer	6666 W. Washington 592	Pray for the Pets	10/5/9	252
LEONARD SCHWEITZER	Leonard Schweitzer	6121 DENSER CR, L.V. 89107	CEMETERY'S Keep FOOD PLACES AWAY FROM	10-5-09	253
NINA JOHNSON	Nina Johnson	5554 Madre Mesa Dr	Keep food from cemetery	10-5-09	254
LAURA A. ROGGE	Laura A. Rogge	8229 Fawn Meadow	Leave cemetary as is	10-5-09	255
ELKE ROGGE	Elke Rogge	8620 W. Verde Way 89149	No more fast food!	10-5-09	256
Patricia Layman	Patricia Layman	8517 Lynhurst Dr. LVNV 89134	Leave pet cemetary as is	10-5-09	257
		L.V. NV 89108	PLEASE DO NOT DISTURB		
JIMMIE JOHNSON	Jimmie Johnson	5554 MADRE MESA DR	THE CEMETERY	10-05-09	
CAROL SWAN	Carol Swan	L.V NV. 89108 6350 Lake Mead Apt. 1108	Respect Peoples Loved ones!	10-5-09	258
Bettye Moore	Bettye Moore	5554 Madre Mesa Dr LV,NV 89108	May the hold U less you and your pets	10-5-09	259
					260

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GIBSON ROSEMARY	Rosemary Gibson	3908 Country Pts		10-15-09	261
MARILYN ROBBINS	Marilyn Robbins	1718 NO. DECATUR #8		10-15-09	262
Bernadine Clark	Bernadine Clark	5018 Vistadel Rio Way		10-15-09	263
Eleanor Pechacek	Eleanor Pechacek	5312 Overland Ave		10-15-09	264
BANCHERI SALVATRICE	SALVATRICE BANCHERI	7101 STORNSON DR		10-15-09	265
PATRICK MCGUIRE + JONES	Patrick McGuire Jones	McGuire 5870 FORREST HILLS LN		10-16-09	266
AGNES FEKETE	Agnes Fekete	5755 N. DURANGO DR.		10-16-09	267
Jim McGrath	J. A. McGrath	1901 Bookbinder Dr		10/16/09	268
VIRGINIA CAROSONE	Virginia L. Carosone	4453 Pageantry Ft. DR		10-16-09	269
Nadyne Giardina	Nadyne Giardina	10713 Moon Flower Arbor Pl.		10-16-09	270
Josefina Gomez	Josefina Gomez	7355 N. Monte Cristo		10-15-09	271
Arlene Frediew	ARLENE FREDIEW	4285 HILDEBRAND LN		10-15-09	272

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Bobby Cope	[illegible]	10686 [illegible] Ave		[illegible]	273
Kurt Herrol	[illegible]	3404 Brayton MS2D		10/10/09	274
Stephen Weber	[illegible]	3101 [illegible] Pl		[illegible]	275
[illegible]	[illegible]	3101 [illegible] Pl		[illegible]	
[illegible]	[illegible]	[illegible]		[illegible]	276
Lynn Wilson	Lynn Wilson	5220 Fall Medoor Ave			277
Chuck Martinson	[illegible]	3909 Atessa St		10/10/9	278
Brad Daughtry	[illegible]	3242 Jericho St.		10/10/09	279
Lisa Daughtry	Lisa Daughtry	" " "		10/10/09	
Serena Zabel	Serena Zabel	6649 Sweetcer Wy LV, NV 89108		10/10/09	280
Kelly Tingey	Kelly Tingey	2941 Vegas Dr LVN 89106		10/10/09	281
Rissa Ramos	[illegible]	7100 Grand Montecito parkway		10/10/09	282

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Printed Name	Signature	Address	Comment	Date	
L. Brown	L. Brown	6449 Peachwood Rd	no carls Jr !	10-10-09	283
L. Hawkes	L. Hawkes	10713 Alton Downs	No-	10-10-9	284
T Killian	[illegible]	6513 Burlwood Way	No Carls	10.10.09	285
A. L. Bastian	[illegible]	6170 W. Lake Mead Blvd		10-10-09	286
Robert Harrison	R Harrison	2608 ISLAND BROOK	FORGET CARL'S	10-10-09	287
CARL FALLETTA	[illegible]	1717 Queen Victoria #103 LV	No Way!	10-10-09	288
KELLY & John Moon	Kelly Moon	4605 Painted Cliffs DR	Don't do it !	10-10-09	289
Wendy VanLoo	[illegible]	3640 Wild Willow St. 89129	Respect the animals	10-10-09	290
Marcy Arevalo	[illegible]	2700 N Rainbow #1123	Respect !!!	10-10-	291
James J. Bean, JR	James J Bean Jr	9179 Valley Sp. Ct, LV, NV	Show some Concern for other.	10-10-09	292
PATRICIA YOUDELIS	Patricia Youdelis	1926 Feather Brook		10/15/09	293
KAY CALLEN	Kay Callen	5400 COMANCHE WAY #106		10-15-09	294

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Tanya Jundt	Tanya Jundt	10112 Lexington Pines 89129		9-25-09	295
Leslie Shoate	L Shoate	9999 W. Katie Ave #1021 " 89145		9.25.09	296
Tina Cochran-Peppley	Tina Cochran-Peppley	8450 W. Charleston #2066 L.V., NV 89117	Very inappropriate.	9/25/09	297
DR Lindsay Hucke	Dr Lindsay Hucke	@140 W. Sahara Ave		9-25-09	298
~~Delpha Johnson~~	~~Delpha Johnson~~			~~9-25-09~~	
Ciera Ingrassia	[signature]		Disgusting!	9-25-09	
Jillian Spaulding	Jillian Spaulding	1855 E Warm Springs Las Vegas		9-25-09	299
~~Blair McNally~~	~~Blair McNally~~	~~1855 E Warm Springs~~	~~Terrible!~~	~~9-25-09~~	
~~Jessica Drake~~	~~Jessica Drake~~	~~1855 E Warm Springs~~		~~9-25-09~~	
Carolyn Taylor	Carolyn Taylor	1309 Kari lee ct #C	WRONG!!!	9-25-09	300
JENNY POLARCA	Jenny Pollarca	3225 S. Pecos Road #147 LAS VEGAS, NV 89121	People paid for their pets to be there!!	9-25-09	301
MICHAEL BAKER	[signature]		COMPLETELY INAPPROPRIATE	9/25/09	

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Printed Name	Signature	Address	Comment	Date	
Erin Tobin	Erin Tobin	8042 Bishop Drive Las Vegas NV, 89123	What are you THINKING!!!	9/25/09	302
Chad Bower		1069 Little Rock Way Las Vegas, NV		9/25/09	303
SHANNON BROWN		5080 RAVEN AVE LAS VEGAS, NV 89139		9/25/09	304
Jim Hicks		2265 Mohawk LV, NV 89146		9/25/09	305
Susan Peterson		10431 Madagascar Palm St Las Vegas NV 89141		9/25/09	306
Linda Stickney	Linda Stickney	3101 High View Dr. Henderson, NV 89014		9/25/09	307
Jodi Smith		11 west owens Ave #223 las Vegas, NV 8903		9/25/09	308
Erin Ostraw		[redacted] 188 E. Twain Springs RD. LV, NV 89119		9/25/09	
Angelica Wolff		8328 Transvaal Blvest. Las Vegas, NV 89139		9-25-09	309
Beverly Bumgarner		2108 Chapman Dr Las Vegas NV 89104		9/25/09	310
Samantha Hinckley		830 Blushing Rose Pl Henderson, NV 89052		9/25/09	311
Christina Banks		2237 Maple Rose Dr. Las Vegas, NV 89134	HELL NO!!	9/25/09	312
Roelynn Dimmick		5804 Paseo Del Mar LV NV 89108		9/25/09	313
Vi Dan Ronson		3051 Fritz Ln Pahrump NV 89048		9/25/09	314
Crystal Miller		4268 Calimesa St LV NV 89115	That is not the place for a fast food place	9/25/09	315
Bobbi Burton		3910 Blue Bull St N. Las Vegas, NV 89134	I wouldnt know if I was eating a burger or [redacted] somgones precious pet	9/25/09	316

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Submitted after final agenda

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
Kristian Ross	[signature]	5600 E Russell Rd		9/29	317
TINA M. DOWELL	Tina M Dowell	3906 CANARY CREEK AVE		9/29	318
Gayle Noles	Gayle Noles	651 Glenwood Ln		9/29	319
Louise Miles	Louise Miles	5300 E. DESERT INN #29		9/29	320
PAUL NOLES	Paul T Noles	651 GLENWOOD Ln			321
George Miles	George Miles	5300 E DESERT INN #29			322
CHARLES ROSSETER	Charles Rossetr	5558 BALLINGER DR.		9/29	323
Lily G Betts	Lily G Betts	902 Noche de Paz		9/29	324
JESUS BETTS	Jesus Betts	902 NOCHE DE PAZ		9/29	
JACQUE RIOCH	J Rioch	426 Catastine, LV		9/29	325
ESTHER WATSON	Esther Watson	6420 E. Tropicana		9/29	326
HAROLD WATSON	Harold Watson	6420 E TROPICANA AVE		9/29	

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Printed Name	Signature	Address	Comment	Date	
Jodi Lynn Rubinol	Jodi Rubinol	4212 Alexis Pearl Ave NLV, NV 89031		10/1/09	327
William Rubinol	William Rubinol	4212 "		10/1/09	
Malinda Balsinger	Malinda Balsinger	3328 Hidden Ridge		10/1/09	328
DIANNE HAMRICK		3717 Copper Cactus Dr		10/1/09	329
Lois A Smith	Lois G. Smith	7416 Alcove Glen Ct		10-1-09	330
Heather Palmer	Heather R. Palmer	8999 Tierra Santa Ave.		10-1-09	331
Russell Balsinger	Russ Balsinger	3328 Hidden Ridge St.		10-2-09	
Ashley Moreno	Ashley Moreno	5101 Kempston Ct		10/3/09	332
Karen Collins	Karen Collins	3721 Plum Blossom Ct.		10/3/09	333
BRIAN MARKS		3250 N. TENAYA		10-3-09	334
		415 Redfield ave.		10-5-09	335
CAROL LEDOUX	Carol Ledoux	" "		10-5-09	

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Kim Schlater	Kim Schlater	11058 Cressco Ct LV		10/8/09	336
Todd Day		976 Gentle Glow	Let The Animals Rest in Peace	10/8/09	337
Craig West		8446 Rushfield Ave LVNV 89178		10/8/09	338
Bonnie Snowden		5419 W. Tropicana Ave 89103		10/8/09	339
Jakob Astor-Hodges		5974 Terra Grande Ave LV NV 89122		10/08/09	340
Yolanda Coleman		10620 Tulip Falls Dr Henderson, NV 89011	WHO WANTS A FAST FOOD PLACE @ the cemet.	10/08/09	341
Peggy Williams	Peggy Williams	8735 Villa Jeremiah Ln. 89147	What qualifies them changing Zoning	10/8/09	342
David Wright	David Wright	8961 San Marin St. LV NV 89123	A FAST FOOD RESTAURANT NEXT TO A CEMETERY IS UNFORGIVABLE	10/8/09	343
Josette Williams	Josette Williams	8222 Tallowtree Ave N. Las Vegas, NV 89032	NO FAST FOOD PLACES NEXT TO A CEMETERY	08Oct09	344
Renie Sabol	Renie Sabol	5411 morning Splash Ave LV. NV 89131	Fast food next to a cemetary is Disrespectful	10/8/09	345
Joel Miller	Joel Miller	551 E. Oakey L.V., NV 89104		10/8/09	346
Jeff Norman		160 Staten Island AVE 89123		10/8/09	347

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BRIAN GOMEZ	[signature]	3640 WEDOWAY NLV NV 89031		10/5/09	348
Helen Burnuel	[signature]	7000 Wild Wave Dr.		10/6/09	349
DIANE FROST	Diane Frost	4355 QUAY CT		10/7/09	350
Susan Tatom	Susan Tatom	4320 N Tioga Way Las Vegas 89129		10/7/09	351
Andrea Thompson	[signature]	4001 Mira Lane LVN 89108		10-8-09	352
Michelle Martens	[signature]	4541 N Campbell		10-10-09	353
THOMAS MARTENS	[signature]	4541 N. CAMPBELL RD LV89129		10-10-09	
Tracy Graham	Tracy T Graham	7417 Grenfell Dr 89129		10-10-09	354
Alexa Withrow	Alexa Withrow	8195 Cassian Ct. 89129	R.I.P.	10/10/09	355
Anna Edwards	[signature]	5805 Stallion AVE		10-10-09	356
Don Knoll	[signature]	3700 Scuba Ct		10-10-09	357
GINA REYES	Gina Reyes	9413 Sparkling Waters		10/15/09	358

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Cristina Love	Cristina Love	3952 Palos Verdes St		10-9-2009	359
Vasana Sumano	[illegible]	1822 Orchard Village		10-9-2009	360
Richard Serrano	[illegible]	2108 Bonne Bonne St		10-9-2009	361
Laura Anapolsky	[illegible]	1740 Hill Canyon Lane		10-9-2009	362
Jacklyn Hart	Jacklyn Hart	2495 Abarth St		10-9-09	363
[illegible]	Gil Martinez	931 Greenville St Hen		10-9-09	364
Susan Cosper	Susan Cosper	4956 Nettie Cir		10-9-09	365
Joe Strong	[illegible]	5745 W Rochelle Ave		10/9/09	366
Teresa Wejnarski	Teresa Wejnarski	2021 Fontana Ave		10/9/09	367
Wendy Vertiz	W Vertiz	9930 Pioneer Ave		10/9/09	368
Miguel Tavera	[illegible]	5076 Hayward Av		10-9-09	369
Patricia [illegible]	[illegible]	6201 Ekatia #211 89119		10-09-09	370

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Printed Name	Signature	Address	Comment	Date	
Kim Vu	Kim Vu	3980 E Reno Ave - 89120	Let the pet rest in peace. thanks	10-09-09	371
Meghan Dirk	Meghan Dirk	212 Opera house 89012		10-09-09	372
Eileen Muscato	E. Muscato	3051 High Moon Ct.		10-10-09	373
Elise Fishein	Elise Fishein	10329 Pompei Pl		10-10-09	374
Omar Rashada	Omar Rashada	3821 Intermezzo		10-10-09	375
Francisco	Francisco Herrera	583 Highgate Park.		10-9-09	376
T.C. Furtado	Ten C Furtado	8208 Misty Isle Cir.		10-9-09	377
AMY R. LANGSTON	Amy R. Langston	1525 SPICED WINE AVE #5702		10/9/09	378
Charles Pipkin	[illegible]			10/09/09	
GREG Hollis	[illegible]	3750 ARville #118		10/9/09	379
LISA APORFF	[illegible]	1856 HEYDON CT		10/9/09	380
Carol Linton	Carol Linton	9850 Maryland		10-9-09	381
PERVIES LANE	[illegible]	74 ICEFALLS AVE		10-09-09	382
Charlie Portillo	[illegible]	2132 CYCAD		10-9-09	383
Angela Johnson	[illegible]			10-9-09	
LeRoy Nenneman	[illegible]	7918 CANTO 89147		10-9-09	384

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Printed Name	Signature	Address	Comment	Date	
Teresa McGuire	[signature]	8340 Wildwood Glen Ave		10-9-09	385
Linda Angelo	[signature]	7048 Grosswood		10-9-09	386
Roger DiEnno	[signature]	278 Heathcastle St		10-9-09	387
Sonia Bass	[signature]	1700 N. Lamb Blvd		10.9.09	388
LINDA Rehn	[signature]	6489 Buckaroo Ave		10-10-09	389
CARLO TARANTINO	[signature]	279 Spring Palme St		10.10.09	390
Alex Gómez	[signature]	10220 Dearfield Beach Ave		10-10-09	391
Jonathan Pine	[signature]	—		10-10-09	
Tom Harling	[signature]	1707 Red Mt		10-10-09	392
Varandika Jayaweera	[signature]	4327 Bocacago Dr		10-10-09	393
Matt Hart	[signature]			10-10-09	
BRIAN YEUNG	[signature]	6700 Burbage Dr.		10-10-09	394
Velicity Hanley	[signature]	4140 Broadriver Dr.	Protect our animals	10-10-09	395
Alexis Rheinick	[signature]	9585 N. Bonita Vista		10-10-09	396
James Shaffner	[signature]	5116 - N. Pionneer Way		10-10-09	397
Jackie Rheinick	[signature]	9585 N. Bonita Vista		10-10-09	

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Printed Name	Signature	Address	Comment	Date
Brandt Rheinick	[signature]	9585 N. BONITA VISTA		10-10-09
MICHAEL PLUMMER	[signature]			10-10-09
Whitney Plummer	[signature]			10-10-09
Esther Muxtable	[signature]	7871 Coronado Iland.		10-10-09 398
Wynona Weaver	[signature]	4620 Standing Bluff L.V. No. 89130		10-10-09 399
Yoko Harash	[signature]	8924 Don Horton Pl		10-10-09 400
Shelley Urbanski	[signature]	8365 Cupertino Heights LV 89178		10-10-09 401
Alan McWilliams	[signature]	3956 Voxva		10-10-9 402
Gustavo Alcala	[signature]			10/10/09
Eden Grace Kuntz	[signature]	10704 M Harbor W NV		10-10-09 403
[signature]	Jon Sotelo	3950 Voxva		10-10-09 404
[signature]	John Bayard	3407 Cave Ct Dr # E N.L.		10-10-09 405
Santo Rosuzi	Santo Rosuzi	6555 W Carmen		10-10-09 406
Fernando Lujan	[signature]	5123 Laurelwood L.V.		10-10-09 407
Rosa Espinoza	[signature]	4620 Curdsen W 89110		10.10.09 408
GUSTAVO Flores	Gustavo Flores	213 Mesquite		10/11/09 409

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Printed Name	Signature	Address	Comment	Date	
SHIRHONDA CROSS	Shirhonda Cross	9932 ELKHEAD CREEK WY	Pet Lover Save it Please	10/9	410
LYDIA KING	Lydia King	8091 MACKENZIE CT LV NV 89129	WHAT HAPPEN TO THE VARIANCE - who getting PAID OFF!	10/9	411
Victoria Katz	Victoria Katz	976 Prestwick St Las Vegas, NV 89145	I love my Dogs! I love animals	10/9	412
AMY PERLMAN	Amy Perlman	3004 VIA VENEZIA HENDERSON 89052	DO THE RIGHT THING!!	10	413
MARY ANN KALAKAY	Mary Ann Kalakay	2127 Heroic Hills N. LV NV. 89032	We love our dogs!	10/09	414
Mari Landers	Mari Landers	10001 Hidden Knoll Ct Las Vegas, NV 89117			415
gloria Lang	Gloria Lang	5343 YARMOUTH ENCINO, CA.	I Love my animals	10/09	416
Tony Magaldi	Tony Magaldi	1526 Michigan Ave MB, FL		10/9	417
Jessica Rogers	Jessica Rogers	100 Allen S.J. Ca. 95008	Yes Do I Right Thing	10/09	418
Sandy Einhorn	Sandy Einhorn	171 JALYN RAE L.V. NV.	Stop the Cards Ja.	10/09	419
Vicki Winthrop	V. Winthrop	13741 Cumpstom S.O. CA.		10/09	420
CHARLIE WINTHROP	Charlie Winthrop	13741 Cumpstom S.O. CA.		10/09	
BARBARA Mitchell	Barbara Mitchell	8679 TOMHOON, L.V. NV. 89178		10/09	421
CINDY KING	[illegible]	9685 GROUSE GROVE AVE LV NV 89148	PET LOVER	10/10	422
Emily Gardner	Emily Gardner	8550 W Desertinn Suite 102-536 Las Vegas, NV 89117	"	10/10	423
Jessie Holland	[illegible]	3213 Harbor Vista St Las Vegas NV 89117	"	10/10	424

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Printed Name	Signature	Address	Comment	Date	
ILENE BARON	Ilene Baron	1309 WALSTONE N.L.V. NV. 89031	I HAVE 4 dogs BURIED THERE	10/7/09	425
Lois TORRES	Lois Torres	13 VICTORIA FALLS RANCHO MIRAGO CA 92270			426
PAOLA DURNA	[illegible]	6105 E Sahara #44	NO put it somewhere else	10/09/09	427
Afsame Freeman	[illegible]	556 Darnes Ave Las Vegas	No carley Jr want pet cemetery	10/9/09	428
Courtney Off	[illegible]	1060 crescent Falls	DOGS add 3 years to your life, fast food takes your life away	10/9/09	429
Matthew Off	[illegible]	same			
Taylor Nichols	[illegible]	10000 S. Maryland Pkwy		10/9/09	430
Jennifer Bitton					
Manda Smith	Manda Smith	6650 Warm Springs	save the Pet cemetary	10/9/09	431
Giselle Manansala	[illegible]	940 Sheerwater ave	save THE cemetary	10/9/09	432
Dana Barrette	[illegible]	2200 S. Ft apache #204	Save / So mean	10/9/09	433
TONI ITO	Toni [illegible]	6474 Stone Dry AVE	So Very mean	10/9/09	434
Sharon Smith	SHARON K SMITH	280 Aqua LN Henderson NV 89012	Shame on you	10/9/09	435
FLORA WELLOCK	[illegible]	4443 E. MESA VISTA AVE	SAVE THE PET + DOGS	10/9-09	436
Marlene Nobles	[illegible]	2533 EL Paso Grande Ave	I have many Animals	10/9/09	437
Jewel T. Hall	Jewel T. Hall	725 S. Hualapai Way	Save these precious animals to rest in peace	10/9/09	438

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DOLORES MESSIAR	Dolores Messiar	7100 W. Alexander Rd 1014	396-4153	9-26-09	439
Christy J. Valeo	Christy J. Valeo	151 Bel Port Dr LV. NV 89110	281-5406	9/26-09	440
HAROLD R EDWARDS	Harold R Edwards	7100 W Alexander Rd. APT. 1085 LV NV 89129	645-9695	9/26/09	441
TREVIA PHILYAW	Trevia Philyaw	7100 W. ALEXANDER 1085 LV, NV 89129	645-9695	9/26/09	442
Preston Kunch	Preston Kunch	7100 W Alexander #2028	671 7077	9/26/09	443
Beatrice Utah	B Utah	7100 Walexander #2003	277-8155	10/2/09	444
CARY HOLLOWAY	Cary Holloway	7100 ALEXANDER	658-7100	10-2-09	445
Scott Oberdin	Scott Oberdin	7100 W Alexander LV NV 89129 1029	358-1058	10-2-09	446
Donnell MacKnight	Donnell MacKnight	7100 W. Alexander Rd #2111	771-8204	10-2-09	447
THOMAS RIENENSCHNEIDER	Thomas Rienenschneider	7100 W ALEXANDER RD #2027	762-8158	10-2-09	448
ANN BRACEY	Ann Bracey	7100 W. Alexander Rd #2089	395-2142	10-2-09	449
Deanna L. Mori	Deanna L. Mori	7100 W Alexander #1094	(702) 883-5982	10-2-09	450

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LaDonna Muhammad		3608 Starlight Evening		10/08/09	451
~~Jessica Gutierrez~~				~~10/9/09~~	
Terry Tubbs	Terry Tubbs	5921 Sea Hunter		10/9/09	452
Crystal Nordlie		3871 S. Partridge Ave		10/9/09	453
Bobbi Corbus		4068 Hazelridge		10/9/09	454
Dina Anderson		7380 W. Verde		10/9/09	455
[redacted]	[redacted]	[redacted]		~~10/9/09~~	
Kim Levine		5502 N. Lake Charles Las Vegas 89031		10/9/09	456
Regina Tillotson	Regina T. Tillotson	2905 Dominion Way		10/10/09	457
~~S P. Kawaguchi~~				~~10/13/09~~	
Rene Valentine		5204 Brookmere Dr.		10/15/09	458
Caroline DaSilva		3450 Cactus Shadow St. #162		10/16/09	459

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This will stop Carl's Jr from building right next door the C.R. Pet Cemetary.

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CARL SHUGAR	Carolyn S Shugar	2616 Deer Lake St.	Residents are told no commercial building, then do not go against promises!	10/2/09	460
Elizabeth Bash	[illegible]	5117 Eldora #4		10/2/09	461
Alicia Mickley	A Mickley	3467 Blue Heather Dr.		10/2/09	462
Helen Modrzejewski	[illegible]	9941 Arbuckle Dr		10/2/09	463
Rhett Beaman	[illegible]	6078 Tarrant Ranch Rd, 89131		10/3/09	464
Radermacher Linda	[illegible]	10508 Shoalhaven Dr		10/5/09	465
Tom Russell	[illegible]	6816 Sweet Pecan St.		10/5/09	466
Jeanne Delaney	Jeanne Marie Delaney	3513 Fliss Dr		10/05/09	467
Samantha Jones	[illegible]	7925 Violet Sky St. L.V. 89149		10/05/09	468
Ryan Armitage	[illegible]	7925 Violet Sky St. Las Vegas 89149		10/05/09	
Dana Bollman	Dana Bollman	5009 Apache Valley Las Vegas, NV 89131		10/5/09	469
Elizabeth Camacho	Elizabeth Camacho	5505 Painted Sunrise Dr LV, NV 89149	Submitted after final agenda	10/5/09	470

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ANDREA GLENN	Andrea Glenn	2129 REDBIRD DR. LAS VEGAS NV 89134		10-5-09	471
CHARLES MORRIS	Charles Morris	6704 INDIAN CHIEF DR. #101 LAS VEGAS NV. 89130			472
MARIA SKURSKA	M Skurska	10200 Imperial Pointe Las Vegas, NV 89134			473
BETTE HANSE	Bette Hansen	8869 Brear Bay LV 89131		10/6/09	474
LiaCartolano-Trueblood	LiaCartolano-Trueblood	5173 Capitola Ave. LV NV 89108	Would they do this to a human cemetary? Our pets are our family too.	10-6-09	475
Jane Karadbel	Jane Karadbel	9013 Feather River Ct. LV 89117		10/6/09	476
C F Webster	C F Webster	908 Carmel Shores Dr LV 89128		10/06/09	477
Ami Labansat	[illegible]	6362 Water Thrush Way LV NV 89107		10/06/09	478
Julie Deluca	Julie DeLuca	3128 Pismo Beach Dr		10-8-09	479
Jenna Rytina	Jenna Rytina	106 Trout Creek Ct. LV, NV 89123		10-8-09	480
Mildred Brierly	Mildred Brierly	5004 Linkside LV NV 89130		10-8-09	481
JOHN HAMILTON	John Hamilton	5628 DAWNBREAK DR LAS VEGAS, NV 89149	Submitted after final agenda	10/8/09	482

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
GERALDINE NOVAK	Geraldine Novak	2501 W. Charleston, #42 Las Vegas, Nv. 89117		10/15/09	483
Shirley Schulz	Shirley Schulz	1061 W Carey N. LV 89032	not put a fast food place	10/15/09	484
CARL ZORNE	Carl Zorne	1832 Runningbear Dr.		10/15/09	485
TRUDY GIBSON	Trudy Gibson	5705 PASEO DEL MAR		10-15-09	486
Sally Olson	Sally Olson	6560 Joe Michael Way, LV	There are plenty of vacant lots around that are already zoned comm.	10.19.09	487
LISA CARRARA	[illegible]	8228 SEDONA SUNRISE L.V. NV 89128		10/19/09	488
Kevin Markham	Kevin Markham	2037 Emerald Green Ave Las Vegas Nv 89106		10-20-09	489
Michael A. GLORA	Michael A. Glora	10401 W. Charleston #D208 Las Vegas, NV 89135	The whole thing is despicable for the Almighty Buck!	10/20/09	490
Bruce Reiner	[illegible]	5880 Boulder Falls Henderson, NV 89011			491
REBECCA EISAMAN	Rebecca Eisaman	4630 GRAND ROCK DR. N. LAS VEGAS 89081	Vet Clinic Would Be Nice	10-22-09	492
NETA MOREFIELD	Neta Morefield	5400 W CHEYENNE #1026 LV NV 89108	DO NOT REZONE	10-22-09	493
Dena Huffman	Dena Huffman	8333 Villa De Madre St LV NV 89131		10/22/09	494

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

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THIS PETITION IS FOR [illegible] land so they can build right next door to cemetary butted up against where Metro K9 unit is buried.

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OCT 21 2009

NOV. 5th ~~Oct 22nd~~ @ 6pm City Commission meeting you can attend.
Council Chambers
400 Stewart Ave Phone 299-6011

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Printed Name	Signature	Address	Comment	Date	
Rebecca C. McCluskey	Rebecca McCluskey	9333 Mt. Brat	All of our pets are buried here. The idea of a fast food rest. is appalling	9-25-09	495
Mackenzie Dahn	Mackenzie Dahn	3000 Windy Surf Ct.	I care about people who want to visit there old friends.	9-25-09	496
Bowers	Martha Bowers	9400 Meadow Ridge		9-25-09	497
Lucille Chiusano	Lucille Chiusano	563 Cabis Bay Street	We have enough Carl's Jr's + our beloved pets desene peace	9-27-09	498
Mara Piccolerrato	Mara Piccolerrato	4952 tierra del sol		9/27/09	499
Allyson Vassallo	Allyson Vassallo	3004 Windy Surf Ct.	That's seriously incentive and just plain GROSS.	9/27/09	500
Bryant Pardenbrok	[illegible]	4100 Grand Montecito Pkwy		9-27-09	501
Leslie Phillips	Leslie Phillips	7521 Lorinda Ave, LV 89128	totally inappropiate	9-28-09	502
Heather Lee	[illegible]	11901 Alava Ave		10/10/09	503
James Lee	[illegible]	11901 Alava Ave	Respect Families! [illegible]	10/10/09	
Ida BRIEN	E. Brien	3812 San Angelo Ave		10-22-09	504
EUGENE	Eugene Levin	3715 N JONES BL 89108	TOTALLY WRONG	10-21-09	505

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Printed Name	Signature	Address	Comment	Date	
Misa Jackson	Lisa Jackson	4285 Conough		10/17/09	506
David B Williams		4067 Lincoln Ave 90232		10/17/09	507
Dynette Williams		4067 Lincoln Ave Mesquite,		10/17/09	
JOSEPH TRIOLO		5404 MESQUITE		10/16/09	508
Debra Pack	Debra Pack	10024 Summit Canyon Dr.		10/17/09	509
Mary J. Chadbourne	Mary Chadbourne	5404 Mosquite Meadow Ct		10/17/09	
STEPHENIE THOMAS	Stephenie Thomas	7063 ADELAIDE AVE 89156		10/20/09	510
Shirley Emry	Shirley Emry	6840 W Casalinda Dr	2 Hamburger places already	10/22/09	511
Steve Holland		5823 Falling Stream	TOO close to Cemetery	10-22-09	512
Linda Jeppsen	Linda Jeppsen	8401 W Charleston APT 1049		10-25-09	513
Randy Jeppsen	Randy Jeppsen	8401 W Charleston #1049			
LISA CRIDLAND	Lisa Cridland	425 LASS CIRCLE		10/27/09	514

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Printed Name	Signature	Address	Comment	Date	
ANN WILTSIE	Ann Wiltsie	4830 Guy Wolf #201	Don't do it !!!	10/11/09	515
TINA DAVIS	[illegible]	4827 Concorne Ct.		10-13-09	516
Siripoan Pype	[illegible]	158 Rocky Star St.	Don't do it	10/13/09	517
CAROL ANDERSON	[illegible]	7519 MESA VERDE		10/12/09	518
Stephen Burgoac	[illegible]	5355 Edmond		10.13.09	519
Dion Cooper	Dion Cooper	1196 N. Sloan	NO!	10/13/09	520
Ruby Lee	Lee	8228 Centurion Peak		10/13/09	521
Debbie Gates	Debbie Gates	7822 Prize Dr.		10/13/09	522
PARVANEH. HATEFI	Parvaneh Hatefi	LAS VEGAS NV 89147 3875 - BROADMEAD.		10/13/09	523
~~Kim Ivey~~	~~[illegible]~~	~~3741~~	~~No!~~	~~10/13/09~~	
RAHMAN WILLIAMS	[illegible]	3417 QUIET PUEBLO ST	NO ABSOLUTLEY NOT	10/13/09	524
JORGE Perez	Jorge Perez	126 Bel Port DR	No	10-13-	525
Kristine Hardy	Kristine A Hardy	7785 Hampton Willows W	NA -	10-13-09	526
[illegible]	MIRELLA KOHL	1666 Autumn Rust Dr	NO	10/13/09	527
Kathy Feingold	[illegible]	8101 W Flamingo Rd #2123		10-13-09	528
MARK COOPER	M A Cooper	1196 N SLOAN LN 89110		10-13	529

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Printed Name	Signature	Address	Comment	Date	
Barbara Dean	B. D	20 Sandwedge			530
Ali Mercer	ALI MERCER	2000 JADE CREEK	HOW DARE CARL'S JUNIOR!	10-13-09	531
Susan Meltzer	SUSAN MELTZER	3632 Chicopee St		10-13-09	532
Miles Muramatsu	[illegible]	1701 Night Breeze Dr		10-13-09	533
Linda Bayes	[illegible]	3326 Lutelane		10/13/09	534
Roberto V. Reguindin	Roberto V. Reguindin	7427 Puritan Ave		10-13-09	535
Ken Travis	Ken Travis	5040 Nellis Oasis Ln. Apt 1010 Las Vegas, Nev. 89115		10-13-09	536
Joanna Dodd	[illegible]	925 Boulder Mesa Dr. #101		10-13-09	537
William Fiordelso	[illegible]	2826 Briar Knoll Dr.		10-13-09	538
Kimberly Kotkowski	[illegible]	284 Heatherstone St.		10-14-09	539
Tina A Collins	[illegible]	1411 Crystal View Dr		10-14-09	540
John Dimaggio	[illegible]	5912 Sierra Medina Ave		10/14/09	541
Andrew Schoenberg	[illegible]	9165 Beauchamp Ave		10-14-09	542
Jose Salazar	Jose Salazar	6816 European Robin St.		10-14-09	543
Earl Wong	[illegible]	9889 Ziegler Ave.		10-14-09	544
Linda Ramsey	Linda Ramsey	6508 Button Quail		10-14-09	545

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Printed Name	Signature	Address	Comment	Date	
Jessica Agar	Jessica Agar	6301 Don Zarembo Ave.	wanting to pull a fast one. changing zoning for fast food	next to Cemtery 10-10-09	546
Rachael Dougherty	[illegible]	8756 Harvest Valley Ave Las Vegas, NV 89129	Keep the cemetary residential for pet and humans	10-13-09	547
JIM O'NEILL	Jim O'Neill	3240 Shoreline Drive LAS VEGAS NV 89117	Keep it residential!	10/13/09	548
Alison Dingle	[illegible]	2261 Wigan Pkwy, #222 LV, NV 89074	Keep it Residential Please	10-13-09	549
Kevin Katan	[illegible]	8267 Apple Barn ave Las Vegas NV 89178	respect the families and pets	10-13-09	550
Jennifer Noterman	Jennifer Noterman	555 E. Silverado Ranch Blvd #2006 Las Vegas NV 89183	Keep it residential please!	10-13-09	551
John Juliano	[illegible]	2172 Paganini Ave, Hd, NV, 89052	Use Land for Animal Hospital	10-17-09	552
Devin Curry	Devin Curry	8371 Rainrock CT Las Vegas, NV 89123		10-17-09	553
Eddie Bash	[illegible]	7552 Emerald Gardens LV NV 89123		10-17-09	554
Juliet White	Juliet White	5429 Paxton Way Las Vegas, NV 89122	What are you thinking! absolutely not! leave it be	10.17.09	555
JAMES COOPER	James Cooper	10985 NEWCASTLE HILLS LAS VEGAS NV 89141	VERY DISRESPECTFULL	10-17-09	556
Susan Brabbs	Susan Brabbs	8064 Draco Circle LAS VEGAS, NV. 89128	our Loving pets deserve to have a place to Rest.		557
Charles Yelverton	Charles Yelverton	3536 Tuscany Village Dr. Las Vegas, NV 89129	Keep it residental	10-27-09	558
RICK BUNNELL	Rick Bunnell	3536 TUSCANY VLG DR LV NV 89129	KEEP IT RESIDENTIAL OR GIVE IT TO C.R. PET CEM	10/27/09	

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SDR-35868 11/05/09 PC

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OCT 23 2009

Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
DIANA SAMBAS		1880 E. Racine dr.		10/5/09	559
Alan Williams		3250 N. TENAYA WAY		10/6/09	560
SUSAN BARRA		3390 Red Rock Ln		11	561
Krista Kemp		7544 morisset ave			562
Guy Kemp		" " "			
			Submitted after final agenda		

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Date 10/29/09 Item 14P

Petition to Stop the Rezoning of Parcel 138-03-201-009

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OCT 29 2009

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Printed Name	Signature	Address	Comment	Date	
Natalie Kaminski	Natalie Kaminski	2701 N. Rainbow Blvd. LV NV 89108		09.26.09	563
Wendy Pierce	Wendy Pierce	3532 Connell ST LV 89129		9.26.09	564
Lisa Friedman	Lisa Friedman	539 Roberta Alecia Ave. N. LV. NV. 89031		9-26-09	565
Monica Bonilla		821 Iron Sterrup N. LV. 89031 Ave.		9.26.09	566
Amanda Curtis	Amanda	3151 Soaring Gulls #2155 89128		9.26.09	567
Stephen Lance		184 Jack Rabbit Way 89128		9/26/09	568

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Printed Name	Signature	Address	Comment	Date	
ANGELINA Vargas	Angelina (Vargas)	1701 N. Jones Blvd.	No Fast Food	10-01-09	560
ANGES Buford		" " " "	" " "	10-01-09	
Bill LaSchiava	Ranges Buford	" " " "	" " "	10-1-09	
CAROL HARMON	Carol J. Harmon	" " " "	" " "	10-1-09	
Pat McBride	PAT McBRIDE	1701 " " "	" " "	10-1-09	
Carrie Frost	CARRIE FROST	1701 " " "	NO " " "	10-1-09	
JEAN FREEMAN	Jean Freeman	1701 N. JONES	No Fast Food	10-1-09	
Marilyn Chiarello	M. Chiarello	" "	" " "	10-1-09	
Peter Charello	[illegible]	" "	" " "	10-1-09	
✓ Nancy L. Foote	Nancy L. Foote	1701 N. JONES #1033	" "	10-1-09	570
✓ STAN STUBBLEFIELD	Stanley Stubblefield	" " #1033	" "	10-1-09	571
✓ Joyce West	Joyce West	1701 N. Jones #1092	No Fast Food	10-1-09	572

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Printed Name	Signature	Address	Comment	Date	
RAY SCHWEITZ	Ray Schweitz	1701 N Jones Bld #1006	No Fast Food	10/1/09	573
JAMES POTTER	[illegible]	1701 N. JONES Bld 2039	Let the pet vote	10/1-09	574
Barbara Smitha	Barbara Smitha	1701 N. Jones Blvd 2017	" "	10-1-09	575
DONNA DeJOHN	Donna DeJohn	1701 N. JONES BLVD 1013	"	10-01-09	576
MABEL LAROSE	Mabel Larose	1701 N Jones Blvd		"	
Doris Goldschlag	DORIS GOLDSCHLAG	1701 N Jones Blvd	"	"	
Josephine Fleischman	Josephine Fleischman	1701 N Jones Blvd	"	10/01/09	
Geneva Moore	Geneva Moore	1701 Jones Blvd	"		
ROBERTA Levenson	ROBERTA LEVENSON	1701 N. JONES BLVD #1008	"	10/1/09	577
THERESA LOMBARDI	Theresa Lombardi	1701 N. JONES APT 1066	"	10-1-09	578
Alice ARNOLD	Alice Arnold	1701 N Jones 1051	"	10-1-09	579
MARTHA TERANDO	Martha Terando	1701 N Jones # 1017	"	"	580
Carmela Drucker	Carmela Drucker	" "	" "	"	
Ann Rocco	Ann Rocco	1701 " " "	" " "	10-1-09	
Anne Seeley		1701 " " "	" " "	10-4-09	
[illegible]		" " " "		10.4.09	

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Printed Name	Signature	Address	Comment	Date	
Barb Bergeron	Barb Bergeron	704 Jonathan Glen Way	not appropriate for loved animals from family members	10-08-09	581
Christina Santoro	Christina Santoro	2328 Flower Spring St		10/8/09	582
			Submitted after final agenda		

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Printed Name	Signature	Address	Comment	Date	
Shawn Fever	SV	RR1 Ledu		sept 27 2009	583
Alexandra Kamirski	Alexandra Kamirski	2701 N Rainbow Blvd Las Vegas NV.	no commercial building West of tenaya	sept 27 2009	584
Scott-Toulsen	Scott Toulsen	~~2701 N. RAINBOW BLVD~~ APT. #2020 LV. NV. 89108	~~SAVE THE DEAD~~ PETS !!!	9-27-09	
Fiona Stallings	Fiona Stallings	7812 Wading Bird Las Vegas, NV	No Rezoning this area	09.27.09	585
Nell Stallings	Nell Stallings	7812 Wading Bird Way N Las Vegas NV 89084		9/30/09	
John L. Stallings Sr.	John L. Stallings Sr.	7812 WADING BIRD WAY N. LAS VEGAS, NV 89084		9-30-09	
Mohammad Hemani	M. Hemani	7121 W Craig Rd #105 LV NV 89129		10-9-09	586

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Printed Name	Signature	Address	Comment	Date
Terry M. Thurman		7100 W. Alexander Rd #105		10/05/09 587
Mario Garcia		7100 w Alexander Rd #207	Dont Put Carlis Jr Over Cemetens.	10/14/09. 588

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OCT 20 2009

Printed Name	Signature	Address	Comment	Date	
BRIAN SMITH	[signature]	7131 W. CRAIG RD. suite 107		10/15/09	589
Alison Pilkington	[signature]	4847 Milonic Cvt LV, NV		10/16/09	590
Elizabeta Radmanovich	[signature]	8211 W. HAMMER LN. LV. NV		10/16/09	591
Joelle Kreuger	[signature]	7100 W. Alexander Rd 1077		10.16.09	592
CRAIG LEFEVRE	[signature]	8212 WOODLAND PRAIRIE		10/16/09	593

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SDR-35868 11/05/09 PC

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Printed Name	Signature	Address	Comment	Date
ROZALYND ROARK	Rozalynd Roark	212 S. WALLACE		10.14.09 594
Steve Zoenett	T. Zoenett	3888 W Sahara	be respectable	10-14-09 595
Melvin Chapman	Melvin Chapman	8108 Charlston Ct		596
Eric Crocco	[illegible]	7485 Speedwell Cavern St		10/14/09 597
Orlando Ocon	Orlando Ocon	7365 Valhalla Ln.		10/14/09 598

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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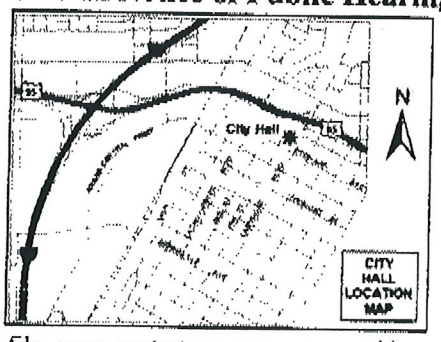

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

We have enough accidents on Craig + Tenaya without this going commercial

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

HAVDS11 89129

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

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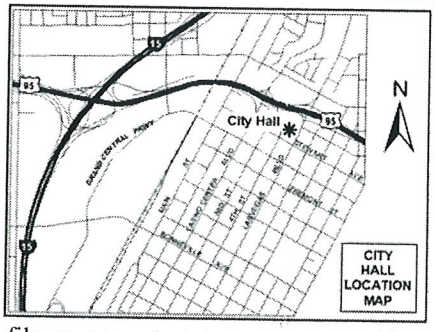

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☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803217007
GALLAGHER CHARLES T & CONSTANCE
4400 VOGUE ST
LAS VEGAS NV 89129-5983

HAVOS11 89129

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

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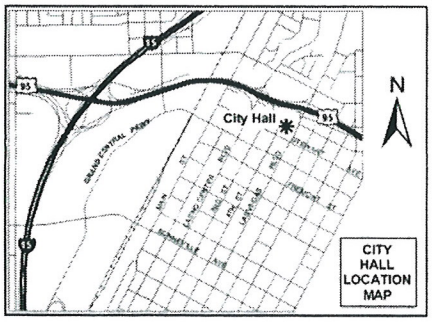

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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WE OPPOSE COMMERCIAL CHANGE

Case: GPA-35866

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

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

HAVOS11 A9123

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

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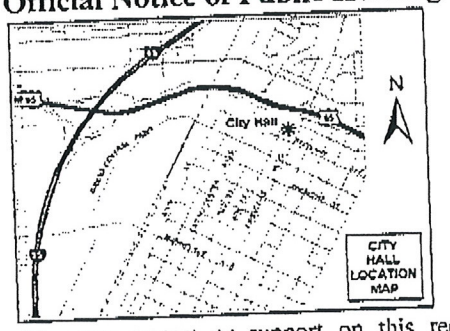

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

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UNITED STATES POSTAGE PITNEY BOWES
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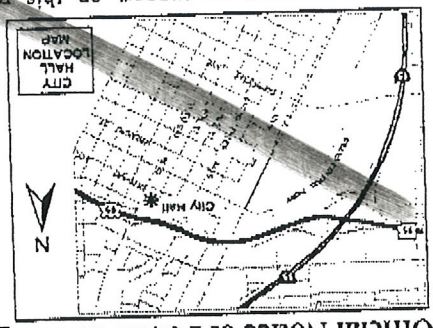


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council 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-35868

Planning Commission Meeting of 10/22/2009

Case: SDR-35868

13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

City of Las Vegas

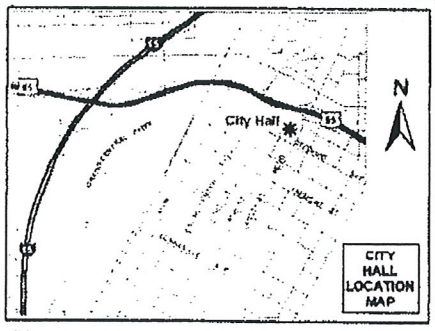
Planning & Development Department

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

No, No, No. We have been promised by the city council for more than 15 years that there would be no Commercial Property on the West side of Tenaya

HAVDS11 89129

Case: GPA-35866
13803217015
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986

City of Las Vegas
Planning & Development Department

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anning & Development Department
evelopment Services Center
31 S. Fourth Street
as Vegas, Nevada 89101-2986

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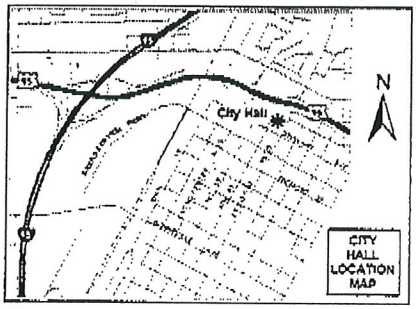

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.
PA-35866 & ZON-35867
lanning Commission Meeting of 10/22/2009

Case: GPA-35866
13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

HAVOS11 89129

City of Las Vegas
Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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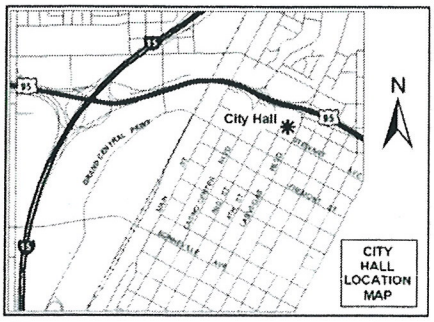

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OCT 26 2009

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

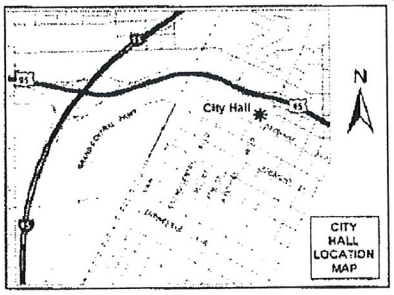
Case: GPA-35866
13803217024
NOONAN RICHARD F & LORRAINE A
4412 ORNATE CT
LAS VEGAS NV 89129-5986

14P

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

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

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Case: GPA-35866

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

HAYDEN 89129

14P

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

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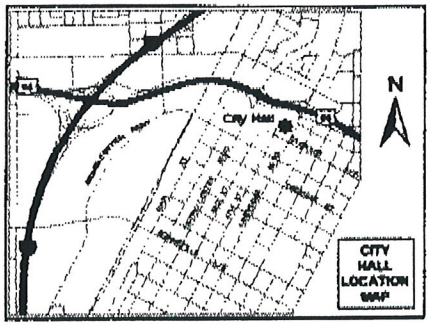

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867
Planning Commission Meeting of 11/05/2009

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OCT 26 2009

Case: GPA-35866
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

HAVD511 89129

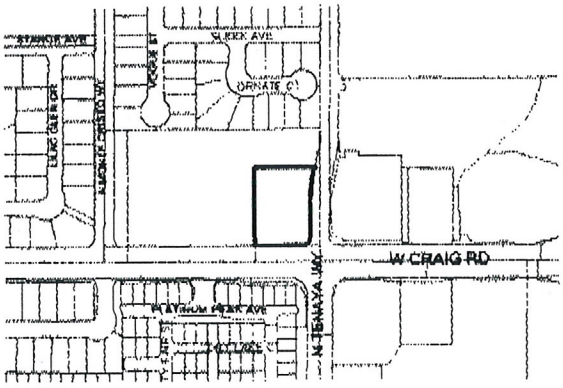
Application Information

RENOTIFICATION - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

RENOTIFICATION - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

There is enough traffic, plus accidents on that corner now On this Albertsons & across the street are 7 eateries plus Starbucks No more please

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***November 5, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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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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OCT 23 2009

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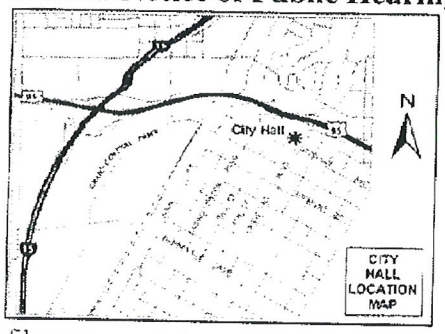
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

13803217031 Case: GPA-35866
BACHMEIER MARK & KARYN
7224 SLEEK AVE
LAS VEGAS NV 89129-5985

14P

Oct 22 09 08:02a Bachmeier 702-658-5799 p.1

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

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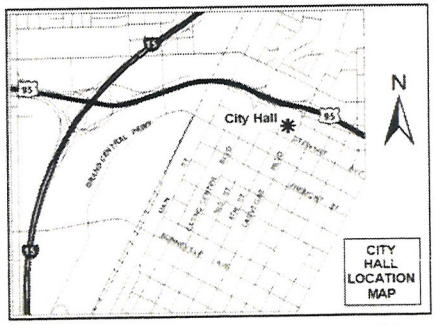

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

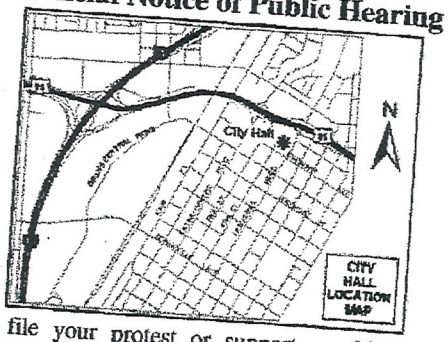
13803315044
ZANONI AMANDA
7257 CAMDEN PINE AVE
LAS VEGAS NV 89129-4407

HAVOS11 89129

14P

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

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

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13803218018 Case: GPA-35866
ASBELL RANDY L & DENISE M
4509 VOGUE ST
LAS VEGAS NV 89129-5987

HAVDS11 89129

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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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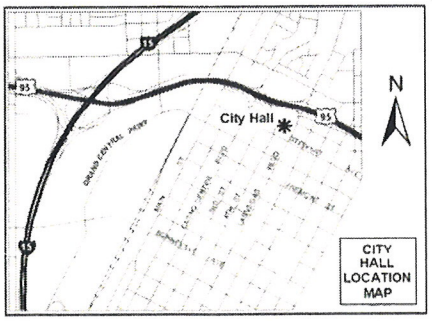

This would be an outrageous intrusion on a quiet, peaceful residential neighborhood. Commercial enterprises must be confined to the east side of Tenaya. In addition, it would create a hazard to children crossing the streets to and from school.

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

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

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HAVOS11 89129

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Las Vegas, Nevada 89101-2986

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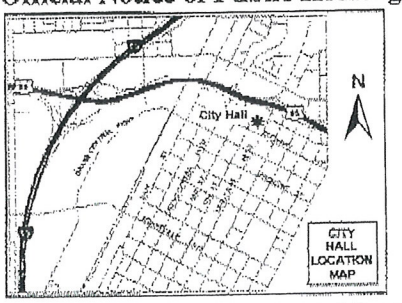

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803201005
DORICK ENTERPRISES INC
7450 W CRAIG RD
LAS VEGAS NV 89129-6026

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89129

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velopment Services Center
1 S. Fourth Street
s Vegas, Nevada 89101-2986

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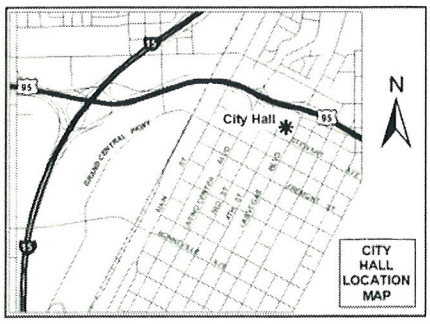

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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PA-35866 & ZON-35867
lanning Commission Meeting of 10/22/2009

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Case: GPA-35866
13803315020
OUIMET SHARON E
7217 DRY LAKE CT
LAS VEGAS NV 89129-4409

HAVDS11 89129

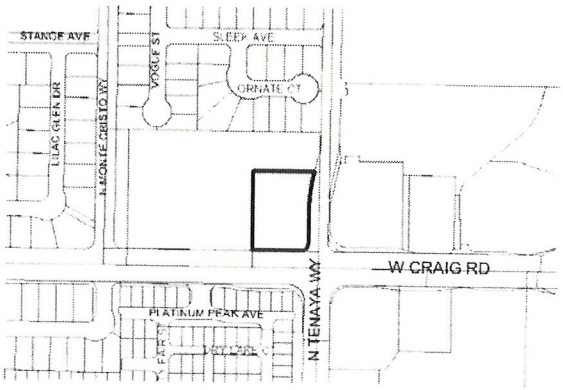
Application Information

GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

I PROTEST THIS. We already have ~~plenty~~ pleaty of zone changes accross the street (Tenaya) I dont want a bad smelling restaurant across Craig from me. Please deny this request. Sharon Ouimet 10-11-09

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***October 22, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

14P

Fax sent by : 17024510529 FARMERS INSURANCE

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

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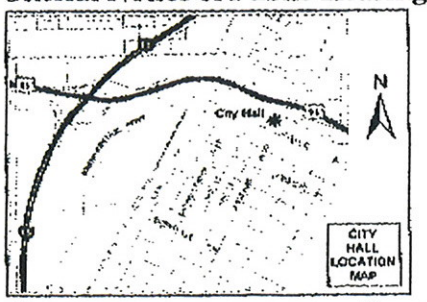

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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Case: GPA-35866
13803217014
WOODWARD PERRY D & ANN M
4425 ORNATE CT
LAS VEGAS NV 89129-5986

HAND511 89129

Submitted after final agenda

Date 11/03/09 Item 14P

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

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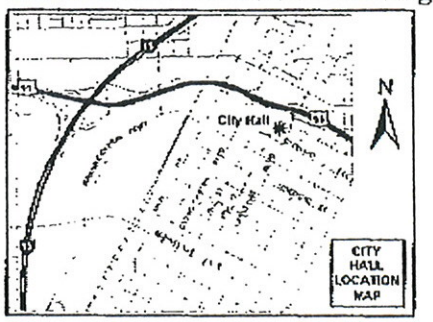

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Case: GPA-35866

13803218016
JILL PAWLUK ~~WHETSTONE KENNETH R~~
4517 VOGUE ST
LAS VEGAS NV 89129-5987

HAVDS11 89129

Submitted after final agenda

Date 10/29/09 Item 14P

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

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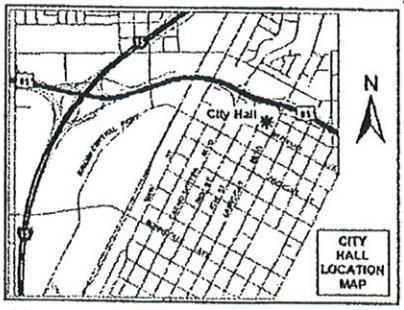

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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OCT 29 2009

Case: GPA-35866

13803217031
BACHMEIER MARK & KARYN
7224 SLEEK AVE
LAS VEGAS NV 89129-5985

Submitted after final agenda

Date 10/29/09 Item 14P

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

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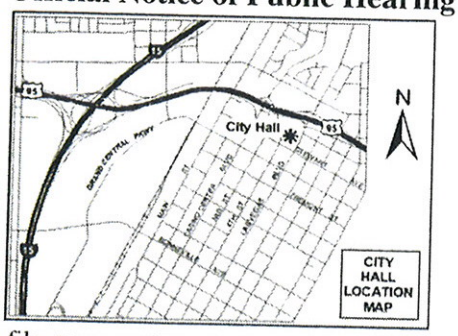
Official Notice of Public Hearing



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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 29 2009

Case: GPA-35866

13803218039
BISHOP ROBERT L & LISA D
7225 CHIC AVE
LAS VEGAS NV 89129-5994

HAVDS11 89129

Submitted after final agenda

Date 10/29/09 Item 14 P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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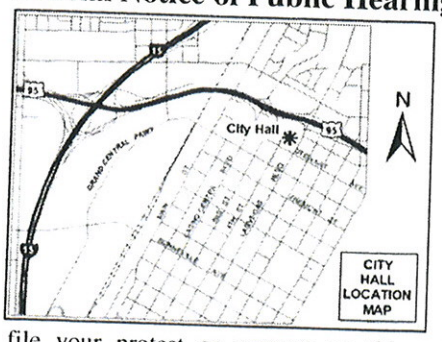
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

RECEIVED
NOV 02 2009

Case: GPA-35866

13803217026
GALLUZZO GIUSEPPE
7204 SLEEK AVE
LAS VEGAS NV 89129-5985

HAYDEN 89129

Submitted after final agenda

Date 11/02/09 Item 14P

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

PRESORTED
FIRST CLASS

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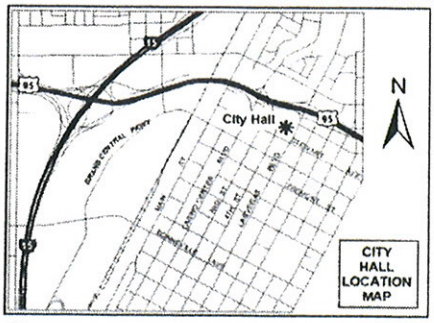
OCT 23 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
Nov 02 2009

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Case: GPA-35866
13803315044
ZANONI AMANDA
7257 CAMDEN PINE AVE
LAS VEGAS NV 89129-4407

HAVOS11 A9129

Submitted after final agenda

Date 11/02/09 Item 14P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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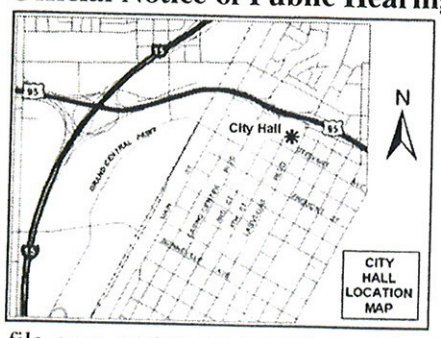
Official Notice of Public Hearing



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

RECEIVED
NOV 02 2009

Case: GPA-35866

13803314003
DINH PETER
4312 THUNDER TWICE ST
LAS VEGAS NV 89129-6071

HAVOS11 89129

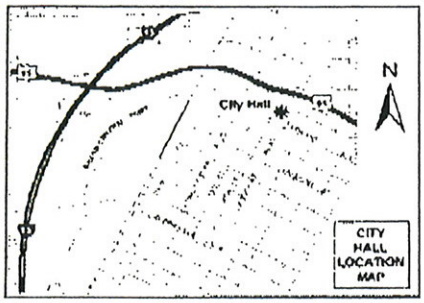
Submitted after final agenda

Date 11/02/09 Item 14A

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



RECEIVED
OCT 29 2009

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Case: GPA-35866

13803215004
LANG FLORENCE
4412 LILAC GLEN DR
LAS VEGAS NV 89129-5947

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Submitted after final agenda

Date 10/29/09 Item 14A

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
GPA-36074 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Population Element, All Wards

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report
2. Supporting Documentation
3. Las Vegas 2020 Population Element
4. Justification Letter

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-36074 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

RJW

GPA-36074 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The request is to adopt the Population Element, thereby incorporating it into the City of Las Vegas 2020 Master Plan.

The Population Element is intended to accomplish the following:

- Identify future availability of resources vital to supporting population.
- Identify demographic characteristics that impact population growth.
- Identify population thresholds based on future land use.
- Prepare a table of potential population scenarios.

The preparation and adoption of the Population Element is an important step in achieving the city's priority to "create, integrate, and manage orderly and sustainable development and growth of our community," as called for in the Strategic Plan.

The Population Element is compliant with NRS 278.160, which requires cities with a population of 400,000 or greater to adopt a population element that accomplishes the following:

"An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment."

BACKGROUND INFORMATION

Draft copies of the Population Element were distributed internally to the Departments of Public Works, the Office of Business Development, Neighborhood Services, and Fire & Rescue for review. Externally, draft copies were distributed to the Regional Transportation Commission, the Southern Nevada Water Authority, the Las Vegas Valley Water District, and the Las Vegas Metropolitan Police Department. Comments and recommendations were returned and incorporated into the draft document.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/01/92	City Council adopted the city of Las Vegas General Plan through Ordinance 3636
09/06/00	City Council adopted the city of Las Vegas Master Plan 2020 through Ordinance 5250

RJW

Neighborhood Meeting	
11/2/09	A public meeting was held at Rafael Rivera Community Center, 2900 Stewart Avenue. No members of the public attended the meeting.
11/3/09	A public meeting was held at Centennial Hills Active Adult Center, 6601 N. Buffalo Drive. No members of the public attended the meeting.
11/4/09	A public meeting was held at Mirabelli Community Center, 6200 Hargrove Avenue. No members of the public attended the meeting.

ANALYSIS

The purpose of the Population Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to future population growth.

As a component of the 2020 Master Plan, the Population Element is intended to not only satisfy the NRS requirement, but also to provide a comprehensive document that will assist with the planning for future population growth and resource allocation.

Relationship to the Nevada Revised Statutes (NRS)

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session. The proposed Population Element conforms to the following Nevada Revised Statute:

NRS 278.160, "Subject matter of master plan," requires that the city of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the city of Las Vegas 2020 Master Plan, must also include a Population Element, which includes: "An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment."

Relationship to Las Vegas 2020 Master Plan

The city of Las Vegas 2020 Master Plan consists of a series of goals, objectives and policies within its elements. The 2020 Master Plan was approved in September of 2000, and it provides a broad policy structure intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The individual elements are intended to provide a more specific direction, through detailed analysis and recommended actions, as to how the city should respond to certain land use issues. The intent of the Population Element is to identify demographic trends, project future population levels, determine resource availability and establish goals, objectives and policies for addressing future growth and resource availability within the city of Las Vegas.

Relationship to the city of Las Vegas Strategic Planning Guide Priorities

The proposed element is supported by the city of Las Vegas Strategic Planning Guide with the following priorities:

- Create, integrate, and manage orderly and sustainable development and growth of our community.

FINDINGS

The proposed master plan element meets the intent of NRS 278.160 by:

Showing an estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment.

In order to be able to effectuate the requirements of NRS 278.160 the Population Element has four broad-based recommendations. They are:

Recommendation 1:
Estimate the City's population on an annual basis

- An estimate of the City's population as of July 1st of each year is required by Nevada Administrative Code (NAC) 360.364 and due to the Nevada State Demographer by October 1st of that year.
- The Southern Nevada Regional Planning Coalition (SNRPC) endorses the estimation process adhered to by all of the entities within Clark County. The final countywide estimate is presented to the SNRPC Board in November of each year for confirmation that it has followed the mandated processes and for validation of the results.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The City of Las Vegas annual estimate is a component in the formula used by the Nevada State Demographer in determining that office's annual Population Estimate as of July 1st of each year, which must be certified by the Governor of Nevada no later than March 1st of the following year.
- The State Demographer's annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

Recommendation 2:

Lead and participate in regional annual population projection programs

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.

Recommendation 3:

Lead and coordinate local Census programs

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years.
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections.
- Census information is invaluable to planners and helps to establish the identity of a community.
- Inter-censal estimates - annual updates of population conducted by the U.S. Census Bureau - determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate.

Recommendation 4:

Monitor population change on an annual basis as it applies to levels of service standards established by various departments in accordance with the City of Las Vegas 2020 Master Plan.

- Develop databases with historical and current population figures and historical and current infrastructure levels. Supplying affected departments with accurate data will allow for a more comprehensive analysis of needs:
    - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population.
    - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population.
    - Per the Parks & Recreation Element:
        - develop 2.5 acres of park space per 1,000 population.
        - build one (1) Neighborhood Center per 10,000 population.
        - build one (1) Community Center per 25,000 population.
        - build one (1) Regional Center per 75,000 population.

By effectively carrying out these recommendations, the city of Las Vegas will be compliant with the requirements of NRS 278.160.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

RJW

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) N/A

Project Name Population Element **Proposed Use** N/A

Assessor's Parcel #(s) N/A **Ward #** All Wards

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Updates element in Las Vegas 2020 Master Plan

PROPERTY OWNER City of Las Vegas **Contact** Richard Wassmuth

Address 731 S. 4th Street **Phone:** (702) 229-2080 **Fax:** (702) 384-1397

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT City of Las Vegas **Contact** Richard Wassmuth

Address 731 S. 4th Street **Phone:** (702) 229-2080 **Fax:** (702) 384-1397

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE Thomas A. Perrigo **Contact** Richard Wassmuth

Address 731 S. 4th Streeet **Phone:** (702) 229-2080 **Fax:** (702) 384-1397

City Las Vegas **State** NV **Zip** 89101

E-mail Address tperrigo@lasvegasnevada.gov

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Thomas A. Perrigo

Subscribed and sworn before me

This 2nd day of October, 2009.

Teresa K Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

FOR DEPARTMENT USE ONLY

Case #	GPA-36074
Meeting Date:	11/19/2009
Total Fee:	
Date Received:*	10/6/09
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-36074** APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Thomas A. Perrigo

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** ☒ **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: _____

Print Name: Thomas A. Perrigo

Subscribed and sworn before me

This 2nd day of October, 2009

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

DRAFT

POPULATION ELEMENT

LAS VEGAS
MASTER PLAN
2020

11-19-2009

RECEIVED
OCT 06 2009

GPA-36074
11/19/09 PC

EXECUTIVE SUMMARY

The purpose of this document is to meet the requirements of state statute, and to provide an understanding of the people who live in Las Vegas. The story of the people of Las Vegas is one of stability within a dynamic, rapidly changing environment. Stability comes from those who live in Las Vegas. According to Census 2000, 68 percent of the population has lived in the same county since 1995. However, adjusting for new residents ~~over the last five years~~ between 1995 and 2000 reveals that 87% of the population who lived in Las Vegas in 1995, were still there in 2000. On average, approximately 25,000 changes in households (new resident or moved to different home within Clark County) per year occurred between 1995 and 2000. Between 2000 and 2007 the average was approximately 22,000 per year. ~~People move to Las Vegas for economic opportunity, and stay because of the exceptional quality of life. According to a survey conducted in 1999 by the Planning and Development Department, 77% find the quality of life to be good or excellent in their neighborhood.~~

Change comes from those moving to Las Vegas. The City added ~~220,335~~ 83,952 to its population ~~over the last ten years, ranking Las Vegas in the top ten nationally for numeric population change as well as percentage increase~~ between 2000 and 2007. This change adds to the excitement of living in one of America's most dynamic, culturally diverse Cities. Some of the highlights of the people who live in Las Vegas, and the change that is occurring, are mentioned below.

- Between 1990 and 2000, Las Vegas went from being the 63rd largest city in the United States to being the 32nd largest city. Among the cities Las Vegas vaulted past during the ten-year span were Atlanta, GA, Minneapolis, MN, Cleveland, OH and St. Louis, MO. Since 2000, Las Vegas passed Louisville, KY, Oklahoma City, OK, Portland, OR, and Tucson, AZ on its way to becoming the 28th largest city in the United States.

- The influx of new residents has created a more diverse city. Greater than 80 percent of the population increase between 1990 and 2000 ~~is~~ was due to migration from outside Clark County. That figure decreased to approximately 76 percent since 2000. The growing population has not meant a loss of stability in the City's neighborhoods, however, as the percentage of people who have been in the community (their home or another home within Clark County) for five years or more increased between 1990 and 2000.

- The rate of home ownership ~~has increased for householders of all ages and by race/ethnicity~~ increased steadily between 2000 and 2006 but declined in 2007 due in large part to the increase in foreclosures. ~~The number of householders who own their home increased by 108 percent between 1990 and 2000. Among minority householders, the increase in home ownership was 229 percent during the same time~~. Overall, the number of people who own their home increased by 16 percent between 2000 and 2007.

- Education levels of residents have increased, particularly levels of higher education. The number of Las Vegas residents with high school diplomas increased by ~~91~~ 23 percent while the number of residents with college degrees increased by ~~150~~ 41 percent ~~during the past decade~~ since 2000.

- Median Household Income has increased by ~~50~~ 23 percent between ~~1990 and~~ 2000 and 2007. ~~Even when~~ When adjusted for inflation, Las Vegas residents' buying power increased by ~~20~~ 2.4 percent during

the ~~ten~~ seven year span. Income increased for each race/ethnicity and for residents in every age group.

- For Las Vegas residents who drive to work, the commute time remained under 30 minutes. Private vehicle use to commute to work ~~decreased~~ increased by three percent between ~~1990 and~~ 2000 and 2007. At the same time, the rate of people ~~the number of people~~ who use Public Transportation to get to work increased ~~by~~ nominally (0.2 percent) ~~threefold~~ but their numbers increased by 27 percent.

IMPLEMENTATION

Recommendation 1:

Estimate the City's population on an annual basis

- An annual estimate of the City's population is required by Nevada Administrative Code (NAC) 360.364.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The CLV annual estimate is a component in the formula used by the Nevada State Demographer in determining the annual Governor Certified Population Estimate.
- The annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

Recommendation 2:

Continue to lead and participate in regional annual population projection programs

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.

Recommendation 3:

Lead and coordinate local Census programs

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections
- Census information is invaluable to planners and helps to establish the identity of a community
- Inter-censal estimates - annual updates of population conducted by the U.S. Census Bureau - determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant

programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate

Recommendation 4:

Annually monitor "outside" sources of population and demographic data that can impact the City.

- Monitor U.S. Census data, specifically the American Community Survey for changes in characteristics of the City's population such as Race and Ethnicity, Age, and Language Spoken at Home that can impact service provision.
- Evaluate sources of population estimates and projections such as the Nevada State Demographer for changes that impact the City. The locally developed estimate, mentioned in Recommendation 1, comprises half of the formula used to develop the State Demographer's population estimate which is a component of the formula used to determine funding levels throughout the state.

Recommendation 5:

Establish population/service level database

- Develop databases with historical and current population figures and historical and current infrastructure levels that will allow for analysis of future needs.
    - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population
    - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population
    - Per the Parks & Recreation Element:
        - develop 2.5 acres of park space per 1,000 population
        - build one (1) Neighborhood Center per 10,000 population
        - build one (1) Community Center per 25,000 population
        - build one (1) Regional Center per 75,000 population

2. INTRODUCTION

PURPOSE

The purpose of the Population Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to ~~sustainable~~ population growth.

The Population Plan must accomplish the following:

- Identify future availability of resources vital to supporting population.
- Identify demographic characteristics that impact population growth.
- Identify population thresholds based on future land use.
- Prepare a table of potential population scenarios.

ENABLING LEGISLATION

The Nevada Revised Statutes (NRS) adopted by the Nevada State Legislature in 2001, made effective in 2002, govern the subject matter of the master plan. Subsection 4 of NRS 278.150 (4) states

> *In counties whose population is 400,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection (1) of NRS 278.160.*

The subject matter of the master plan in NRS 278.160 states:

> *Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof.*

Among the elements to be included in the master plan as required by NRS is a Population Plan, adopted by the Nevada Legislature in 1991:

> *(g) "An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment."*

Preparation and adoption of this Population Element fulfills the City's statutory obligation to include a population plan in its Master Plan.

PLANNING CONTEXT

The Population Element will replace the Population Plan in the 1992 Las Vegas General Plan. The Population Plan updates the existing plan and addresses current legislation, specifically, NRS 278.150, the requirements of which pertaining to the Population Element are shown in the Enabling Legislation section. In addition, the downturn in the Las Vegas economy requires reassessing future population growth.

The Population Element is a portion of the Master Plan, adopted in September 2000, which represents Phase I of the Master Plan project, forming the framework for the contents of Phase II: a series of elements; special area plans; and long-term land use designations, including a revised future land use map. The Population Element is among those identified for completion during Phase II of the Master Plan project.

RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN

The Master Plan contains numerous goals, objectives, and policies pertaining directly and indirectly to Population Planning. As a component of the Master Plan, the Population Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long-range planning of the future growth to meet the needs of the city as it continues to grow. This element provides a baseline of detailed information that will aid in the decision making processes that determine the city's ability to continue to grow without undue strain on available natural resources. The Population Element links the broad policies of the Master Plan with growth and resource programming and ultimately assists in the decision making process.

GOALS, OBJECTIVES AND POLICIES

The Master Plan outlines broad policies, while each individual element builds on those policies and provides the specific direction as to how the city should accommodate particular Population issues. The Master Plan policies are organized into seven themes developed by the Master Plan Steering Committee. Realization of these policies requires long-term planning commitments integrated with the strategic plan.

The following goals, objectives and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for this element.

Reurbanization

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the city of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

OBJECTIVE 1.8: To ensure that the needs of the homeless are addressed in a manner which is compatible with the other long range objectives for the Downtown.

POLICY 1.8.3: That the City identify and evaluate the core issues that create a homeless population, and attempt to address those issues to the extent possible.

Newly Developing Areas

GOAL 3: Newly developing areas of the city will contain adequate educational facilities and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.1: To ensure that new residential subdivisions , with the exception of areas currently designated as rural preservation neighborhoods by Nevada statute, are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized, and where development densities support transit.

POLICY 3.1.2: That new residential neighborhoods emphasize pedestrian linkages within the neighborhood, ready access to transit routes, linkages to schools, integration to local service commercial activities within a neighborhood center that is within walking distance of homes in the neighborhood.

~~POLICY 3.1.3: That residential areas be within walking distance of a neighborhood park.~~

~~POLICY 3.1.5: That urban hubs at the intersection of primary roads, containing a mix of high density residential, commercial and office uses, and containing pedestrian linkages, be supported.~~

Regional Coordination

GOAL 7: Issues of regional planning significance, requiring the city of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

OBJECTIVE 7.1: To ensure that the natural resources of the City, particularly those that directly support and enhanced quality of life for its residents, are protected.

POLICY 7.1.1: That air quality throughout the City be improved through the reduction of carbon monoxide from automotive emissions and through the reduction of dust particulates.

POLICY 7.1.3: That the City work with the Las Vegas Valley Water District to ensure that the quality of the City's drinking water remains high, while maintaining an adequate water supply at reasonable cost.

POLICY 7.1.5: That the City takes the necessary steps to monitor and evaluate the quality of stormwater discharge, and ensure measures are taken to improve the quality where appropriate.

POLICY 7.1.8: That the City encourage water conservation.

POPULATION ANALYSIS

POPULATION GROWTH

Census 2000 revealed a population of 478,630 in Las Vegas. The City's population increased by more than 93,000 in the 1980s, and added another 220,000 ~~since~~ between 1990 and 2000 for an increase of 85% during the decade. The numeric population change was fourth highest in the nation among all cities; the top three were New York, Phoenix and Houston. According to the U.S. Census Bureau, the City's percentage increase was 10th highest among cities with over 100,000 people. In fact, Las Vegas climbed the ranks of large cities in the U.S. growing from 63rd largest in 1990 to 32nd by 2000. Since Census 2000, the City has continued to add population and climb the ranks of U.S. cities. According to the Census Bureau's American Community Survey (ACS), Las Vegas had a population of 562,582, an increase of 17.5%, making it the 28th largest city in the U.S in 2007.

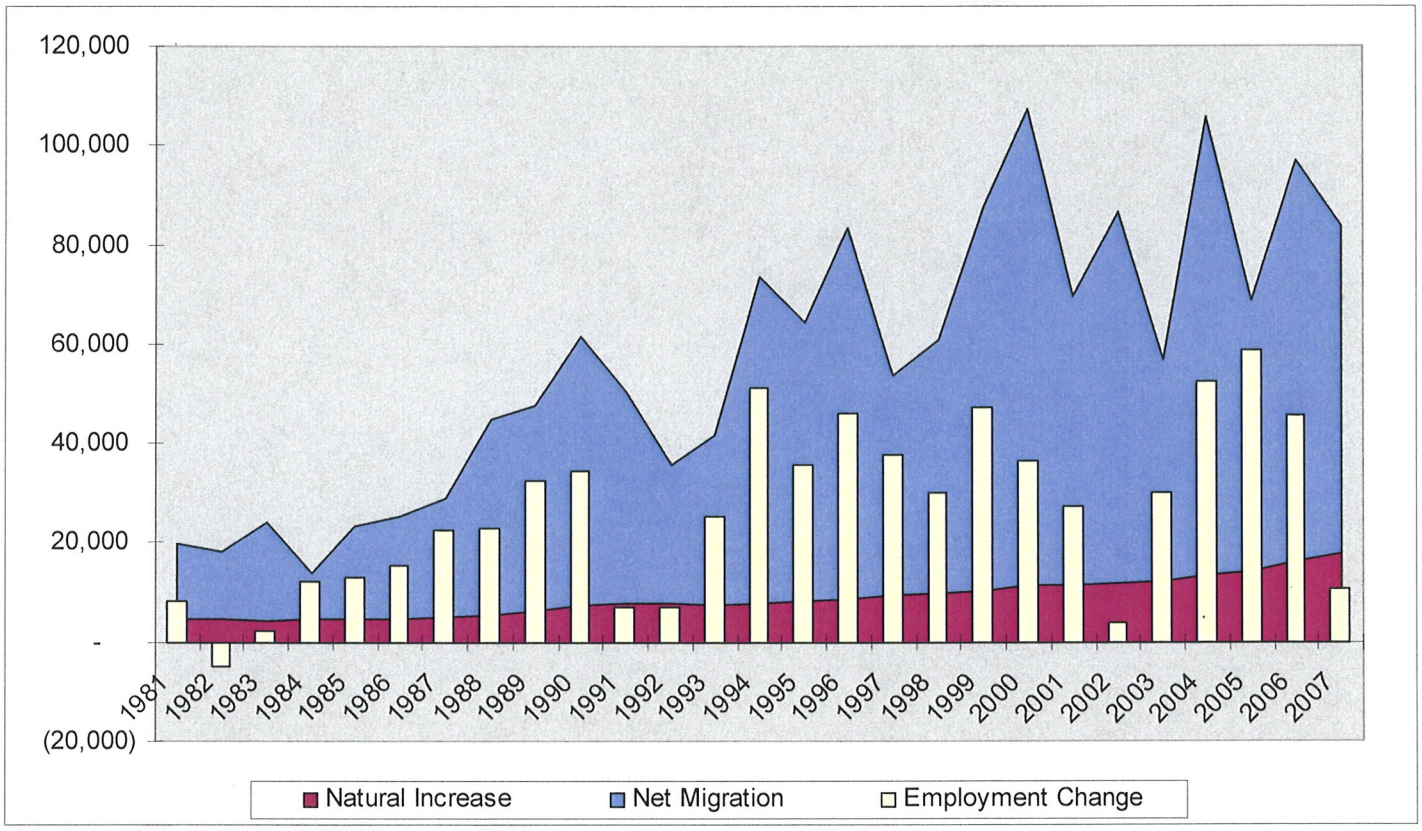
Table 1
Population Change

	2000 Population	2007 Population	Numeric Change 2000 - 2007	Percent Change 2000 - 2007	Rate of Change 2000 - 2007
United States	281,421,906	301,621,159	20,199,253	7.2%	1.00%
Nevada	1,998,257	2,718,337	720,080	36.0%	4.49%
Clark County	1,375,765	1,996,654	620,889	45.1%	5.47%
Las Vegas	478,630	603,093	124,463	26.0%	3.23%
Reurbanization Area	12,932	8,517	(4,415)	-34.1%	-5.79%
Neighborhood Revitalization Area	204,376	216,192	11,816	5.8%	0.81%
Newly Developing Area	83,511	171,500	87,989	105.4%	10.83%

Source: Year 2000 population and year 2007 U.S. population is from the U.S. Census Bureau
Year 2007 Nevada population is from the Nevada State Demographer
The remaining year 2007 population figures are from the Southern Nevada Consensus Population Estimate

Historically, more than 80 percent of the County's total population growth has come from net migration (in□migration minus out□migration) as the economy produces jobs that attract workers and as retirees continue to find Las Vegas attractive. Migration to Clark County is shown in Figure 1, which also shows employment changes. Migration appears to be closely related to changes in employment. ~~Jobs, however, are not the only reason people move to Las Vegas. In a 1999 survey conducted by the Planning and Development Department, respondents indicated that the primary reasons for moving to Las Vegas are the Quality of Life, Climate and Job Opportunities.~~ However, the influx of Seniors, many of whom are retired and not seeking employment, continues to be strong.

Figure 1
Change in Population and Employment



Sources: State of Nevada Bureau of Health, Planning and Statistics, 2009;
State of Nevada, Department of Employment, Training and Rehabilitation, 2009;
U.S. Bureau of the Census, 2007.

POPULATION CHANGE: MIGRATION AND NATURAL INCREASE

The ratio of births to deaths is much higher for the Hispanic, Black and Asian populations, indicative of a generally younger population for these race and ethnic groups. As such, changes in jobs/employment may affect these segments of the population more strongly. The birth/death ratio may be indicative of disproportionately high in□migration of White retirees moving to the area. Migration of White retirees to Las Vegas is not tied to employment, at least not as strongly, as it is with minorities of all ages. This would suggest that as long as the amenities retirees seek (quality of life, cost of living, etc.) remain favorable, they will continue to move to Las Vegas.

~~Las Vegas is likely to continue to become more diverse in the future.~~ The natural increase in population, that is births minus deaths, ~~accounts~~ accounted for 16 percent of the total population increase in Clark County between 1990 and 2000. Between 2000 and 2007, natural increase accounted for nearly 24 percent of the population increase. Las Vegas is likely to continue to become more diverse in the future. Among Blacks and Hispanics the rate is ~~28~~ 36 percent and ~~21~~ 26 percent respectively. Perhaps more telling is the ratio of births to deaths. For the population in general the ratio was ~~2.2~~ 2.1 to 1. For Hispanics there were nearly 13 births for each death. Among Whites the ratio was ~~1.4~~ 1.1 to 1, among Blacks it was ~~3.3~~ 2.5 to 1, and among Asians it was ~~4.5~~ 5.1 to 1. Currently, ~~33.7~~ 39.4 percent of the population less than 20 years of age is Hispanic. Conversely, ~~76.6~~ 72.5 percent of the population 65 years of age and greater are White.

During the three decades 1970 to 2000, the rate of population growth has been approximately 5 to 1 in favor of migrants. While ~~Migration~~ migration to Clark County continued to be the greatest contributor to the areas population increase, accounting for ~~84~~ 76 percent of the growth between 2000 and 2007, natural increase saw substantial growth during that time. In spite of the influx of immigrants to Clark County, natural increase rose substantially between 2000 and 2007, going from 16 percent to nearly 24 percent. Nearly ~~55~~ 66 percent of those migrating to Clark County ~~during the 1990's~~ since 2000 were minorities. These data suggest that the minority population is younger and therefore likely to continue to experience a high rate of natural increase in the future. ~~Over time natural increase will gain a greater share of the overall population increase.~~ Trends indicate that within the next few years the rate of natural increase for Whites could be flat, meaning that there will be an equal number of births and deaths, perhaps even slightly more deaths than births.

Table 2

Components of Population Change 2000 - 2007, Clark County, Nevada

	White	Black	Hispanic	American Indian	Asian	Other	Total
Census 2000	828,669	121,401	302,143	7,761	71,226	44,565	1,375,765
Census 2007	958,018	170,373	511,145	10,174	130,671	55,951	1,836,333
Population Increase	129,349	48,972	209,002	2,413	59,445	11,386	460,568
Percent of Increase	28.1%	10.6%	45.4%	0.5%	12.9%	2.5%	
Percent Increase	15.6%	40.3%	69.2%	31.1%	83.5%	25.5%	33.5%
Births 2000 - 2007	84,397	21,272	81,413	1,405	16,607	2,639	209,996
Deaths 2000 - 2007	75,153	8,563	6,310	340	3,278	415	101,133
Natural Increase	9,244	12,709	75,103	1,065	13,329	2,224	108,863
Increase by Migration	120,105	36,263	133,899	1,348	46,116	8,747	351,705
% Natural Increase	7.1%	26.0%	35.9%	44.1%	22.4%	23.2%	23.6%
% Increase by Migrants	92.9%	74.0%	64.1%	55.9%	77.6%	76.8%	76.4%

Sources: State of Nevada Bureau of Health, Planning and Statistics and U.S. Census Bureau, 2007

Notes:

*Asian includes Native Hawaiian and Pacific Islander (new categories from Census 2000).

**"Other" is used to categorize "Unknown" Births and Deaths according to State Health Statistics, and doesn't necessarily equate with Census "Other". Also "Two or More Races" is a new category for Census 2000 and has no recorded statistics on births and deaths to date.

***Increase of Migrants is the increase in population that is not due to natural causes (births and deaths). The total number of Migrants will not match the breakdown by race due to the problems with the "Other" and "Two or More Races" categories (see notes above).

POPULATION ESTIMATES

The six government entities in Clark County (the incorporated cities and the county) are required by Nevada Administrative Code (NAC) Section 360.364 to conduct an annual population estimate. The methodology for the estimate, as agreed upon by the entities and the Southern Nevada Regional Planning Coalition, is the Housing Unit Method (HUM). Under this method, housing units are counted and compared to the Clark County Assessors July 1st closed roll file. As set forth in NAC 360.365.2, the entities are then allowed to make adjustments to the preliminary closed roll housing unit counts. At that point vacancy rates by ZIP Code supplied by ~~the U.S. Postal Service~~ NV Energy are applied, giving the number of occupied housing units. The occupied households are then multiplied by the Census 2000 number of Persons Per Household (PPH) by Census Tract, giving the total non-institutionalized population. Group Quarters, Nellis Air Force Base and Tribal populations are then added, yielding the total population.

The Housing Unit method has proven to be an accurate procedure for determining population as evidenced by Table 3. The table shows the U.S. Census Bureau's unadjusted estimate for Clark County between 1990 and ~~2001~~ 2007 and the annual locally produced estimate for Clark County ~~between 1990 and 2002,~~ and the Nevada State Demographer's population estimate for the same time. In 1990, the difference between the locally generated population estimate and the Census Bureau was just over 15,000. Over time, as shown in Figure 2, the two estimates diverged. By 1999 there was a difference of more than 100,000 between them. Census 2000 brought the estimates closer as the difference closed to approximately 50,000. Some of the difference, about 18,000 residents, was due to the timing of the estimates. The Census is a count "as of" April 1st, whereas the Clark County estimate is "as of" July 1st. The Census Bureau also produces annual population estimates that are as of July 1st of each year. For 2000 the population as of July 1st was 1,393,340.

The scenario is similar when comparing the Nevada State Demographer's ~~ten-year~~ estimates to the Census Bureau estimates ~~throughout the 1990's~~ between 1990 and 2007. Only a substantial adjustment ~~at the end of the period~~ in 2000 produces a Census Bureau population in line with Clark County or State Demographer estimates, which until the 2001 estimate displayed little variation. The adjustment by the Census Bureau in 2000 brought the July 1, 2000 population figure to within 35,000 of the Clark County local estimate and within 32,000 of the State Demographer's estimate. The divergence seen in the 1990's has surfaced again between 2000 and 2007, growing to a difference of more than 160,000.

Table 4 and Figure 3 show historical population estimates for the City that were generated using the Housing Unit method.

Table 3

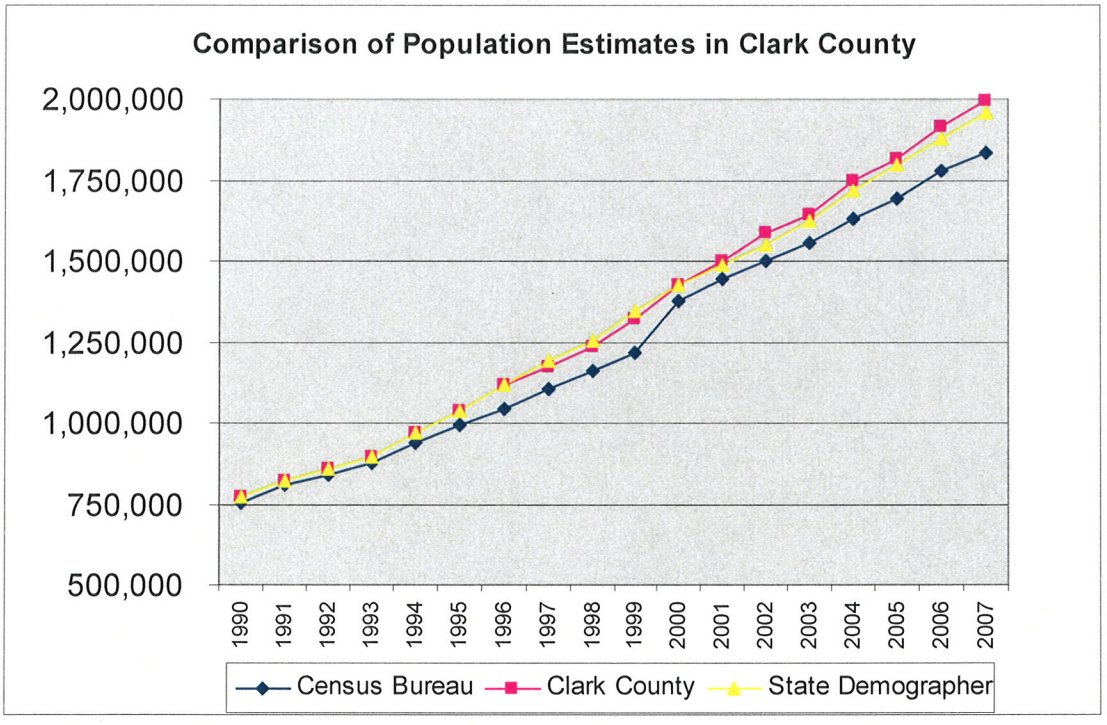
Clark County Population Estimates

Year	Census Bureau	Clark County	State Demographer
1990	754,581	770,280	770,280
1991	807,425	820,840	820,840
1992	841,113	856,350	856,350
1993	877,917	898,020	898,020
1994	938,611	971,680	971,680
1995	991,401	1,036,180	1,036,180
1996	1,044,023	1,119,708	1,115,940
1997	1,105,005	1,173,090	1,192,200
1998	1,161,259	1,233,733	1,255,200
1999	1,217,155	1,321,319	1,343,540
2000	1,375,765	1,428,690	1,425,723
2001	1,445,237	1,498,279	1,485,855
2002	1,502,789	1,584,944	1,549,657
2003	1,557,174	1,641,529	1,620,748
2004	1,631,340	1,747,025	1,715,337
2005	1,691,213	1,815,700	1,796,380
2006	1,777,539	1,912,654	1,874,837
2007	1,836,333	1,996,643	1,954,319

Sources: U.S. Census Bureau, Clark County Comprehensive Planning, Nevada State Demographer, 2007

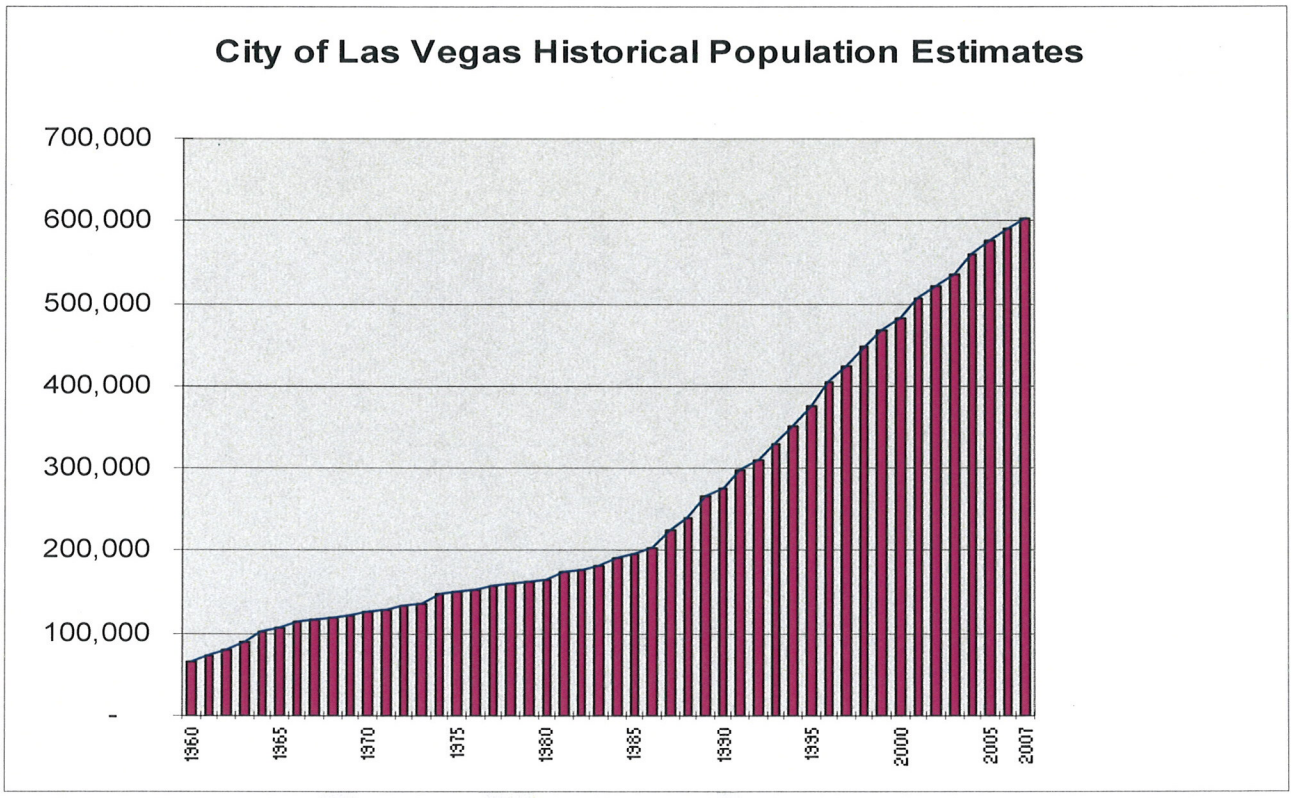
Figure 2

Comparison of Population Estimates in Clark County



Sources: U.S. Census Bureau, Clark County Comprehensive Planning,

Figure 3
City of Las Vegas Historical Population Estimates



Sources: U.S. Census Bureau, Clark County Comprehensive Planning, 2007

Table 4
City of Las Vegas Historical Population Estimates

	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2007
Population	64,405	107,616	125,787	149,750	164,674	197,148	275,636	374,239	482,874	575,973	603,093
Percent Change		67.1%	16.9%	19.1%	10.0%	19.7%	39.8%	35.8%	29.0%	19.3%	4.7%

Sources: U.S. Census Bureau, Clark County Comprehensive Planning, 2007

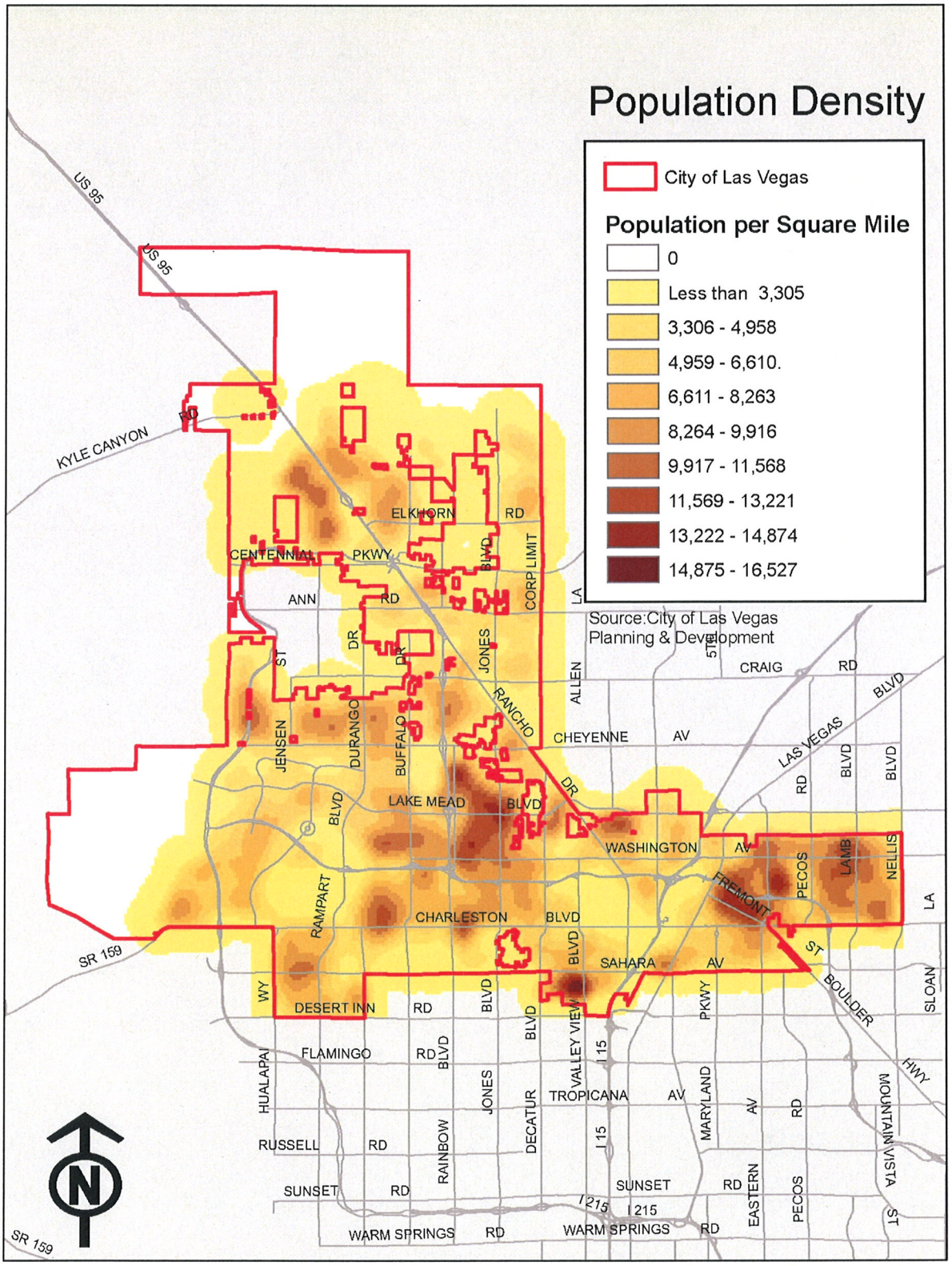
POPULATION DENSITY

The population is distributed across the City at varying densities (Figure 4). The most densely populated areas are in the central downtown and along the Highway 95 corridor to the west and northwest. It is important to note that twice as many people live west of Decatur Boulevard as live east of Decatur Boulevard, and over 96 percent of population growth over the next twenty years is projected to occur in the west and northwest portions of the City.

The increasing densities along U.S. 95 and development throughout the northwest portion of the City indicate a shift in Las Vegas' population center. Since 1950, the center of population for the city of Las Vegas

has gradually moved in a west□northwesterly direction. By 1960, the center of population had moved only about a quarter of a mile west from its original position in the downtown area. During the next two decades the center of population continued its westward march, moving nearly one and one□half miles. Master planned communities in the west and northwest portions of the city during the 1980s and 1990s proved a powerful force in pulling the population center another 3 and one□half miles to the west and slightly north. ~~As of~~ By 2000, the population center ~~is~~ was near the Rainbow curve, at Torrey Pines Drive and Washington Avenue, having migrated over 5 miles from its origin. The population has shifted little since 2000 due primarily to residential development in Summerlin offsetting population in the northwest and increased residential development in the City's downtown area.

Figure 4
Population Density


Population Density
City of Las Vegas
Population per Square Mile
0
Less than 3,305
3,306 - 4,958
4,959 - 6,610.
6,611 - 8,263
8,264 - 9,916
9,917 - 11,568
11,569 - 13,221
13,222 - 14,874
14,875 - 16,527
Source:City of Las Vegas
Planning & Development
US 95
KYLE CANYON
ELKHORN RD
CENTENNIAL PKWY
ANN RD
CORP LIMIT
JONES BLVD
RANCHO DR
ALLEN LA
CRAIG RD
CHEYENNE AV
LAS VEGAS BLVD
JENSEN ST
DURANGO DR
BUFFALO DR
LAKE MEAD BLVD
WASHINGTON AV
FREMONT ST
PECOS RD
LAMB BLVD
NELLIS BLVD
RAMPART BLVD
CHARLESTON BLVD
SAHARA AV
BOULDER HWY
SLOAN LA
SR 159
WY
DESERT INN RD
FLAMINGO RD
HUALAPAI BLVD
VALLEY VIEW BLVD
I 15
PKWY
TROPICANA AV
MARYLAND PKWY
MOUNTAIN VISTA ST
RUSSELL RD
RAINBOW BLVD
DECATUR BLVD
EASTERN AV
SUNSET RD
I 215
WARM SPRINGS RD
N

AGE

Age distribution shifted in favor of school age children (ages 5 □ 17) ~~and seniors (65+) during the 1990s~~ between 2000 and 2007, although all age categories gained population. As of ~~2000~~ 2007, seniors comprised nearly 12 percent of the population while school age children made up ~~more than 18~~ 19 percent. Both categories ~~more than doubled~~ increased by more than 20 percent in population during the decade. There were ~~44,000~~ 19,000 more school age children in ~~2000~~ 2007 than in ~~1990~~ 2000, and ~~29,000~~ 10,000 more senior citizens. There were ~~132,000~~ 46,000 more people between the ages of 18 and 64, and ~~15,000~~ 8,000 more toddlers (under 5).

Table 5

Population by Age by Census Year

Age	1990		2000		2007	
0 - 4	21,319	8.3%	36,919	7.7%	45,084	8.0%
5 - 17	43,142	16.7%	87,194	18.2%	106,816	19.0%
18 - 64	167,302	64.8%	299,211	62.5%	345,008	61.3%
65+	26,532	10.3%	55,306	11.6%	65,674	11.7%
	258,295		478,630		562,582	

Source: U.S. Census Bureau, 2007

Table 6

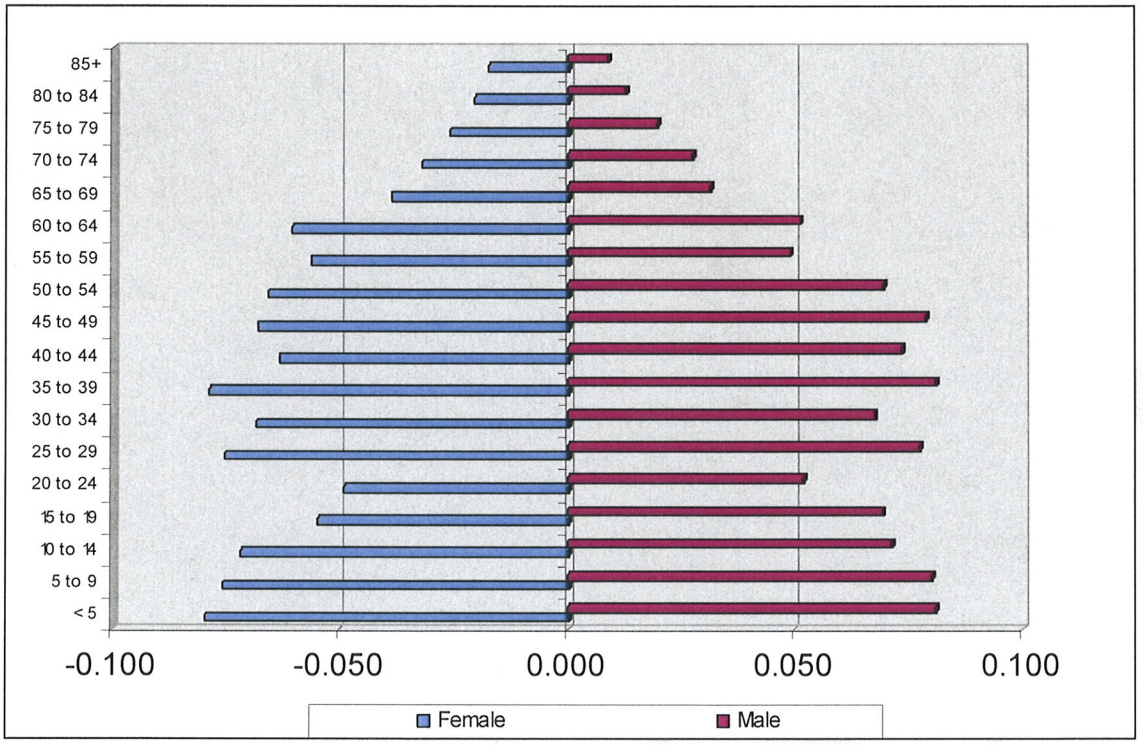
Comparable Size Cities

Population by Age, 2007

Age	Las Vegas, NV		Tucson, AZ		Denver, CO		Long Beach, CA		Seattle, WA	
0 - 4	45,084	8.0%	37,186	7.2%	51,060	8.7%	35,630	7.8%	26,990	4.7%
5 - 17	106,816	19.0%	83,246	16.0%	92,720	15.8%	87,825	19.2%	62,978	10.9%
18 - 64	345,008	61.3%	336,712	64.8%	383,330	65.2%	294,634	64.3%	429,445	74.4%
65+	65,674	11.7%	62,116	12.0%	61,239	10.4%	40,213	8.8%	57,818	10.0%
Total	562,582	100.0%	519,260	100.0%	588,349	100.0%	458,302	100.0%	577,231	100.0%
Median Age	36.0		33.0		35.3		33.0		37.9	

Source: U.S. Census Bureau, 2007

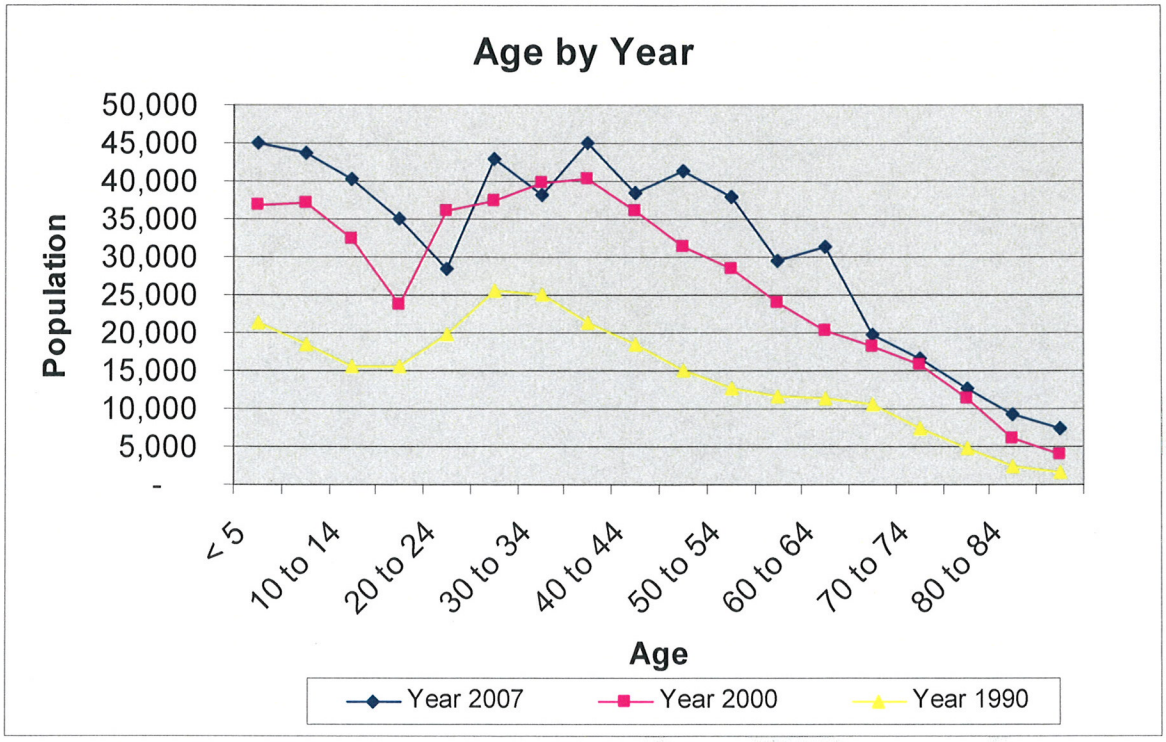
Figure 5
Age Pyramid



Source: U.S. Census Bureau, 2007

Figure's 5 and 6 show the largest age groups are thirty to thirty nine and the under ten group. The aging baby boomers and retirement age migrants contribute to an aging Las Vegas population. In ~~1980~~ 1990 the most populous age category was ~~the mid twenties, by 1990 it had advanced to~~ the upper twenty's to lower thirties, ~~and in~~ by 2000 it had advanced to the mid to upper thirties and in 2007 it had advanced to the upper thirties to lower forties. Along with the aging population, it is also important to note that the under 10 category represents a large portion of the population, which will define the future demographics of the City. The decreases in population the City experiences for age groups 20 to 24 and 30 to 34 are a bit of a mystery. It is thought that the decrease at 20 to 24 could be due to people leaving to seek educational and/or job opportunities elsewhere. While the Las Vegas economy is becoming more diversified, it is still intensely service and construction oriented. These are often jobs that require less education but offer limited growth opportunities. The decrease at 30 to 34 could actually be more a function of the increase at 25 to 29 years of age where new residents are joined by people returning to Las Vegas who left for educational and/or other opportunities. In addition, the higher birth rate of those relocating to Las Vegas since the late 1990's, primarily Hispanics, is likely beginning to be reflected in the population, driving the under 18 years of age population up relative to other age groups. As stated in the Population Growth section of this document, the rate of natural increase in Clark County increased from 16 percent to 24 percent between 2000 and 2007. That wave of population increase may be reflected by an increase in the portion of the population 20 to 24 years of age in the coming years.

Figure 6
Population by Age

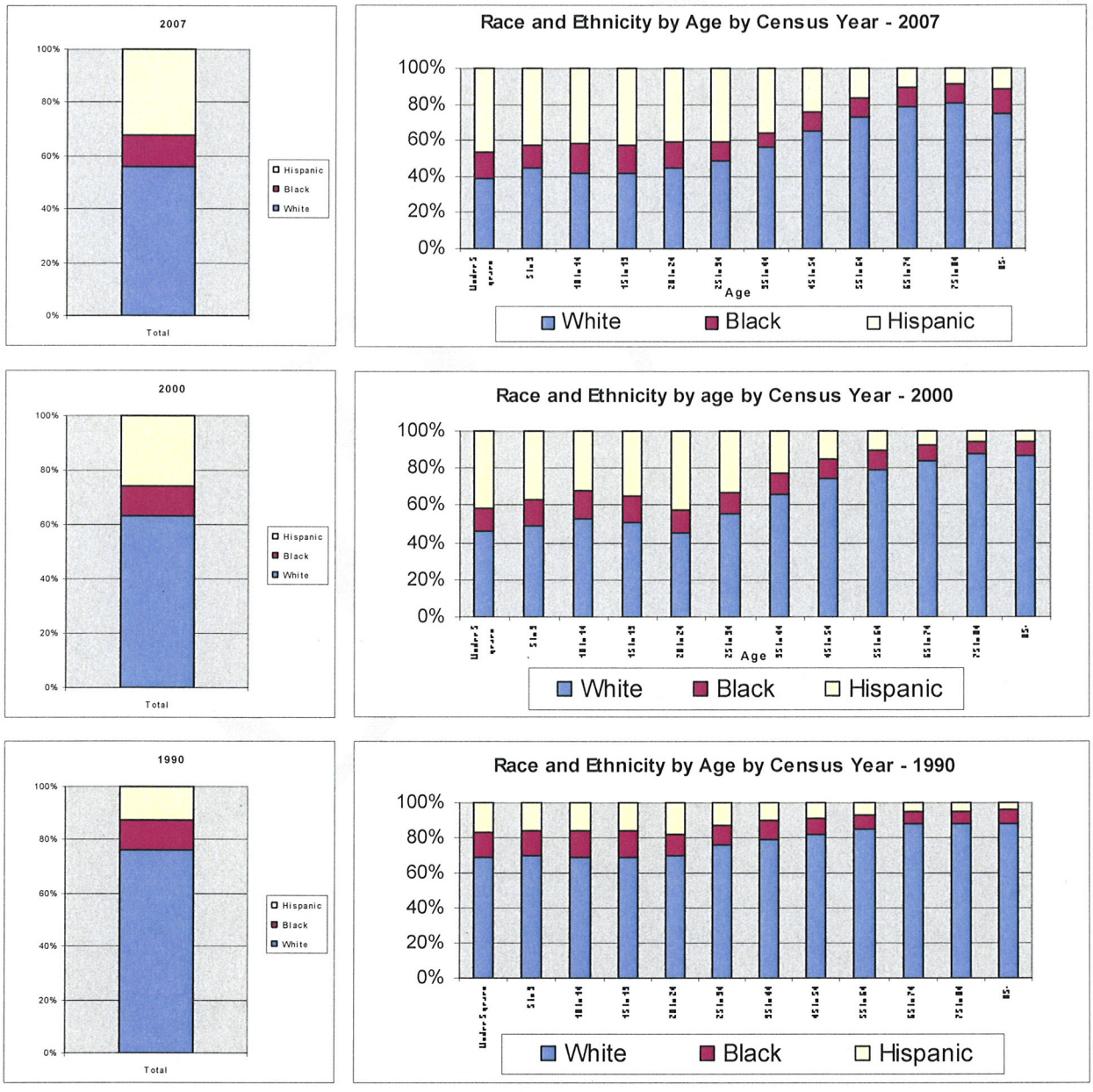


Source: U.S. Census Bureau, 2007

RACE AND ETHNICITY

A major component of Las Vegas' population growth ~~during~~ since the early 1990's was the nearly exponential increase in the minority population. Lead by the increase in Hispanics ~~(254%)~~ (414%) and Asians (215%) the minority population went from comprising 24 percent of Las Vegas' population in 1990 to making up ~~42~~ nearly 49 percent of the City's ~~2000~~ 2007 total. Traditionally, the Black and Hispanic populations in Las Vegas have been younger. The Black population skewed slightly towards younger age groups, the Hispanic population skewed a bit more heavily in that direction. ~~Census 2000 showed some dramatic changes, particularly among Hispanics.~~ For people under the age of 30 years, ~~about one in three is~~ nearly 40 percent are Hispanic. The same is true amongst children school age or less (under 18 years of age). Conversely, Las Vegas' population over the age of 50 years remains predominately White.

Figure 7
Race and Ethnicity by Age by Census Year



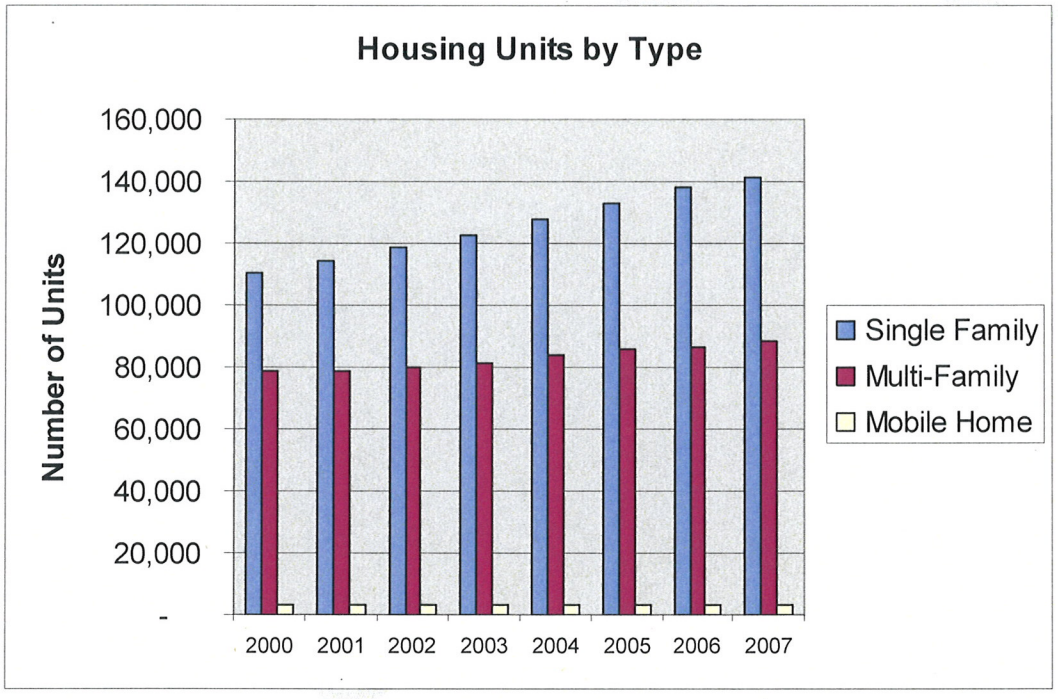
Source: U.S. Census Bureau, 2007

HOUSING

As of July ~~2000~~ 2007 the City of Las Vegas had ~~192,679~~ 232,931housing units. There were ~~72,834~~ 40,252 more housing units in the City than in ~~1991~~ 2000, for an overall increase of ~~60.1~~ 20.9 percent. During the 1990's, the City increased its housing inventory by 60 percent. Some of the reason for the lower rate of increase is that fewer new units are being built. Between 1991 and 2000, the City averaged 8,093 new housing units per year, while from 2000 through 2007 the average was 5,750 new units per year. Another factor in the lower rates is that the City is getting larger, therefore it takes a greater change to cause a significant difference. For example, had Las Vegas added the same average number of units in the 1990's as it had between 2000 and 2007, its growth rate would only have decreased from 60 percent to 43 percent.

In ~~2000~~ 2007, ~~57.4~~ 60.6 percent of the units were single family, reflecting a trend that has seen a larger share of single family units being constructed in the City. In 1991, for example, the mix of single family to multi family units was 51 percent to 46 percent (the remaining 3 percent are mobile homes). By 2000, 57.4 percent of the housing units were single family. ~~This~~ The upward trend in single family units is expected to continue, as the majority of units will be constructed in the northwest and southwest where the single family to multi family mix is 80/20 and 60/40, respectively.

Figure 8
Housing Units by Type



Source: City of Las Vegas Planning and Development Department, 2007

The overall number of Persons Per Household (PPH) has changed little during the past twenty years and not at all since Census 2000. However, slight changes in the PPH can result in dramatic changes to final Census population and to the City's annual population estimates for the subsequent ten year span. The city of Las Vegas and the other entities within Clark County, through an inter-local agreement, use the PPH from the most recent Census for their annual population estimates. PPH for single family dwelling units has decreased slightly since 1980. Rental households have experienced fairly high increases to PPH during the

past twenty years. However, since their relative share of housing units is decreasing, their impact on overall PPH is becoming less significant over time.

Table 7

Persons Per Household

	1990	2000	2007
Own	2.72	2.76	2.68
Rent	2.37	2.52	2.63
Total	2.55	2.66	2.66

Source: U.S. Census Bureau, 2007

The number of Persons Per Household has changed, however, within certain areas of the City ~~since~~ between 1990 and 2000. In the area east of Downtown PPH has risen. A number of census tracts ~~have seen~~ saw increases of more than 0.5 PPH. While this may not seem significant, an increase of 0.5 PPH for one census tract spread over 2,000 households increases the population by 1,000 without adding any housing units. Conversely, on the west side of town PPH decreased slightly during the ten-year span. In most cases the decrease was less than 0.2 PPH. Again, this would appear to be an insignificant figure. But considering the City added more than ~~80,000~~ 132,000 housing units since 1990 and that more than 90% of those new units are in the west, the change in PPH between 1990 and 2000 becomes a significant factor. A change of between □0.1 PPH and □0.2 PPH would result in ~~6,800~~ 12,540 to ~~13,600~~ 25,080 fewer residents in the area. Overall, the City's PPH changed by 0.11 between 1990 and 2000. Given the total number of households in the City, a population increase of more than ~~19,000~~ 24,000 can be directly attributed to the overall increase in PPH.

~~During the past 20 years~~ Between 1990 and 2007, household composition in Las Vegas ~~has undergone~~ underwent some changes. The percentage of married couple households ~~has continued to decline~~ has declined while single parent headed households, particularly male□headed households, has increased. The percentage of male□headed households has ~~doubled during the past 20 years~~ increased by nearly two percent since 1990. Non□family households have maintained their share of about one□third of the total households.

Table 8

Household Type

	1990 %	2000 %	2007 %
Married Couple	49.4	48.3	46.9
With children under 18	22.2	21.6	21.9
No children under 18	27.2	26.7	25.0
Male head of household	5.0	5.9	6.7
With children under 18	2.3	3.0	3.1
No children under 18	2.7	2.9	3.6
Female head of household	11.6	12.2	12.8
With children under 18	7.0	7.3	8.0
No children under 18	4.6	4.9	4.8
Non-Family household	34.1	33.5	33.6
Total	100.0	100.0	100.0
Total Number of Households	99,944	176,750	209,189

Source: U.S. Census Bureau, 2007

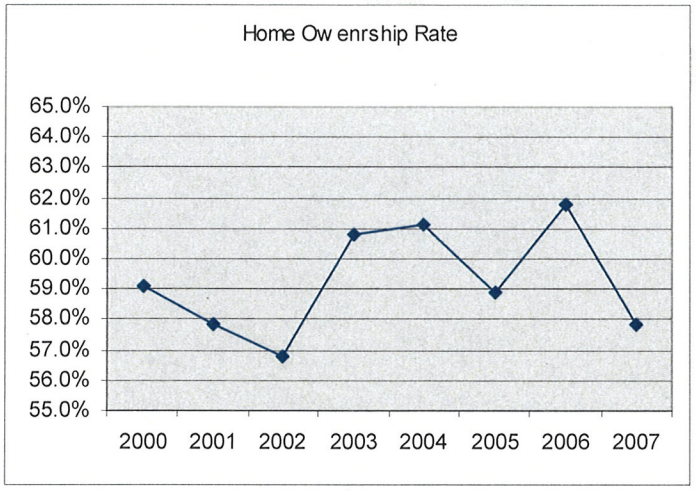
The overall rate of home ownership ~~rose~~ declined ~~for all age groups~~ but increased ~~at the greatest rate~~ for those 65 years of age and over. This may be due in great part to the age restricted community (55+) Sun City where there is no multi-family housing which would lead to few if any rental properties. Home ownership rates increased steadily between 2000 and 2006. The decline in home ownership rates since 2006 is due to the economic downturn which caused an increase in the number of foreclosures. The economic downturn also caused the lending market to tighten restrictions on loans, making home ownership more difficult. ~~The trend in home ownership rates should continue due to the housing mixture anticipated in the northwest and southwest portion of the City where typically 60 to 80 percent of the dwelling units built are single family.~~

Table 9
Homeownership by Age

Age	1990	2000	2007
15 to 24	13.7%	18.2%	13.7%
25 to 34	37.2%	44.9%	33.5%
35 to 44	52.4%	58.2%	60.2%
45 to 54	58.6%	64.7%	64.1%
55 to 64	64.7%	70.1%	68.0%
65 to 74	62.7%	74.1%	77.3%
75 and over	54.0%	68.0%	66.1%
Total	50.4%	59.1%	57.8%

Source: U.S. Census Bureau, 2007

Figure 9
Home Ownership Rates by Year



Source: U.S. Census Bureau, 2007

Between ~~1990~~ 2000 and ~~2000~~ 2007 the number of homeowners ~~doubled~~ increased by more than 20,000 in Las Vegas. At the same time, the rate of home ownership went from approximately ~~50~~ 59 percent to just ~~over 59~~ under 58 percent. The rate of home ownership increased among ~~all groups~~ Whites and Asians during the ~~past decade~~ span. ~~The greatest increase in the rate of home ownership was among Asians (13.8%),~~

~~followed closely by Hispanics (12.5%).~~ The rate of home ownership among Blacks decreased slightly and remained about the same as in 2000 for Hispanics.

Table 10

Homeownership by Race and Ethnicity

	2000		2007	
	Own	Rent	Own	Rent
White	63.7%	36.3%	66.1%	33.9%
Black	38.0%	62.0%	34.9%	65.1%
American Indian	42.9%	57.1%	57.1%	42.9%
Asian	62.4%	37.6%	65.9%	34.1%
Pacific Islander*	-	-	-	-
More than one race	49.0%	51.0%	49.0%	51.0%
Hispanic**	46.6%	53.4%	46.6%	53.4%
Total	59.1%	40.9%	57.8%	42.2%

* Insufficient observations

** Hispanic is an ethnicity and can be of any race.

Source: U.S. Census Bureau, 2007

EDUCATION

Overall, the ~~education~~ educational attainment levels among Las Vegas residents increased between 1990 and 2000 and again between 2000 and 2007. ~~While~~ Between 2000 and 2007 the rate of high school graduates increased by about three percent, the rate of college graduates increased by ~~36~~ 3.5 percent. ~~Asians~~ Whites had the highest matriculation rate of any group in high school graduation with ~~more than 83~~ 91 percent ~~graduating high school and just over 30~~ while Asians had the highest college graduation rate at 44 percent ~~graduating from college~~. As in 1990 and 2000, Hispanics had the lowest rate of graduation for both high school and college with ~~fewer~~ slightly more than half with a high school diploma and just over ~~six~~ nine percent college graduates.

Table 11
Education by Race and Ethnicity

	High School Graduate			College Graduate		
	1990	2000	2007	1990	2000	2007
White	79.4%	82.7%	91.0%	14.0%	19.8%	26.8%
Black	68.1%	76.1%	85.3%	9.4%	12.5%	12.0%
American Indian	77.1%	74.8%	-	13.0%	11.4%	-
Asian	69.7%	83.2%	87.3%	18.7%	30.2%	44.2%
Pacific Islander*		-	-		-	
More than one race		72.2%	87.2%		11.7%	23.6%
Hispanic**	49.9%	44.6%	55.8%	6.2%	6.1%	9.1%
Total	76.3%	78.5%	81.4%	13.4%	18.2%	21.7%

* Insufficient observations

** Hispanic is an ethnicity and can be of any race.

Source: U.S. Census Bureau, 2007

At the same time the population is becoming younger, it is also becoming more diverse. Since ~~1990~~ 2002, the number of children in elementary school in Clark County has increased by ~~122~~ 26.5%, going from ~~56,520~~ 125,238 to ~~125,238~~ 158,416. The growth has been fueled in great part by the increase of minority children, particularly Hispanics whose presence in elementary school increased by ~~584~~ 51.6% during the ~~12~~ seven year span. Hispanic children accounted for ~~52.6~~ 65.9% of the growth in elementary school enrollment since ~~1990~~ 2002. The "Other" category, which includes American Indian and children of more than one race but is comprised primarily of Asian children, increased by ~~316~~ 150.9%. The share of "White" elementary school enrollment went from ~~71% in 1990 to~~ 45% in 2002 to 32% in 2009.

Table 12
Clark County Grade School Enrollment by Race and Ethnicity

	White	%	African American	%	Hispanic	%	Other	%	Total
Enrollment 2001 - 02	56,158	44.8%	17,208	13.7%	42,372	33.8%	9,500	7.6%	125,238
Enrollment 2008 - 09	50,835	32.1%	19,501	12.3%	64,245	40.6%	23,835	15.0%	158,416
Total Change 2002 - 09	(5,323)	-16.0%	2,293	6.9%	21,873	65.9%	14,335	43.2%	33,178
% Change 2002 - 09	-9.5%		13.3%		51.6%		150.9%		26.5%

Source: Clark County School District, 2008 – 2009 School Year

INCOME AND EMPLOYMENT

Overall employment increased by nearly ~~64~~ 23 percent between ~~1990 and~~ 2000 and 2007 going from ~~131,001 to~~ 214,301 to 262,895. Leading the increase were ~~Health, Social and Educational~~ Finance, Insurance and Real Estate (FIRE) Services, ~~which more than doubled during the 1990's~~ which increased by approximately 33 percent during the seven-year span. ~~Finance, Insurance and Real Estate (FIRE) and Transportation, Communications and Public Facilities (TCPU)~~ Construction related jobs and Health, Social and Educational Services grew by ~~more than 80 percent during the decade~~ 36 percent and 26 percent, respectively between 2000 and 2007. ~~Somewhat surprisingly, Construction related jobs grew more slowly (61.5%) than the overall rate (63.6).~~ Service related jobs grew at approximately the same rate as overall job growth. ~~In addition,~~ Public Administration jobs and Transportation, Communications and Public Facilities (TCPU) grew at a substantially slower rate than the overall average. Agriculture, Forestry, and Mining, though small segments, decreased sharply between 1990 and 2000 and continued to decrease through 2007. This may be due to the City and surrounding areas continuing to ~~becoming~~ become more urbanized.

Table 13

Employment by Industry – Las Vegas

	1990		2000		2007	
Agriculture, Forrestry, Mining	1,811	1.4%	666	0.3%	366	0.1%
Construction	13,355	10.2%	21,567	10.1%	29,314	11.2%
Manufacturing	5,601	4.3%	7,047	3.3%	7,989	3.0%
Transportation, Communications, Public Utilities	8,209	6.3%	14,814	6.9%	16,378	6.2%
Wholesale Trade	4,162	3.2%	4,836	2.3%	5,398	2.1%
Retail Trade	20,302	15.5%	24,118	11.3%	28,239	10.7%
Finance, Insurance, Real Estate	8,529	6.5%	16,335	7.6%	23,567	9.0%
Services - Entertainment, Recreation, Personal, Professional	50,863	38.8%	90,143	42.1%	109,266	41.6%
Health, Social, Education Services	12,758	9.7%	26,773	12.5%	33,831	12.9%
Public Administration	5,411	4.1%	8,002	3.7%	8,547	3.3%
Total	131,001		214,301		262,895	

Source: U.S. Census Bureau, 2007

The ~~64~~ 23 percent increase in jobs between ~~1990 and~~ 2000 and 2007 was driven by strong job growth in ~~all areas~~ the Management, Technical and Professional occupations. ~~The fact that none of the major occupational categories grew significantly more or less than the overall average may indicate that new non-gaming jobs are keeping pace with gaming positions.~~ Service related occupations, including those in the gaming industry, grew at a slower pace than the overall increase in occupation. Production, Transportation, Trades, and Laborers kept pace with the overall growth in occupation. ~~Job growth in the Management/Professional/Technical and Service Industry areas lead the increase during the decade.~~ Table 14 shows employment by occupation.

Table 14
Employment by Occupation

	1990		2000		2007	
Management, Professional, Technical	30,823	23.5%	54,748	25.5%	72,742	27.7%
Sales and Office Occupations	35,428	27.0%	56,240	26.2%	67,929	25.8%
Service Occupations	34,531	26.4%	58,953	27.5%	68,999	26.2%
Farming, Fishing, Forrestry	1,586	1.2%	453	0.2%	-	0.0%
Production, Transportation, Trades, Laborers	28,633	21.9%	43,907	20.5%	53,225	20.2%
Total	131,001		214,301		262,895	

Source: U.S. Census Bureau, 2007

Unemployment increased slightly between 1990 and 2000 going from 6.6 percent to 7.0 percent. Between 2000 and 2007, unemployment decreased somewhat, going to 5.7%. The unemployment rate was highest among blacks in 2007 with nearly ~~14~~ 10 percent being unemployed. The rate among Whites ~~went virtually unchanged~~ declined from 5.9 to 4.7 percent and for ~~American Indians~~ Hispanics the unemployment rate decreased from ~~11.9~~ 9.0 percent to ~~8.9~~ 5.7 percent. The recent economic downturn has caused unemployment to increase dramatically with the rate more than doubling between 2007 and 2009. Clark County's unemployment rate is higher that the State of Nevada's, which is approximately one-percent higher than the national rate of 9.5 percent.

Table 15
Unemployment Rate by Race

	1990	2000	2007	2008	2009
White	6.0%	5.9%	4.7%	NA	NA
Black	11.4%	13.7%	9.7%	NA	NA
Other	6.1%	6.5%	7.5%	NA	NA
Hispanic*	7.3%	9.0%	5.7%	NA	NA
Total	6.6%	7.0%	5.7%	6.3%	12.3%

* Hispanic is an ethnicity and can be of any race.

Sources: U.S. Census Bureau 1990 – 2007,
Department of Employment, Training, and Rehabilitation (DETR) as of June 2008 and 2009

The median household income increased for Las Vegas residents by ~~nearly 50~~ 23 percent between ~~1990 and~~ 2000 and 2007. In real terms, that is, keeping income in constant dollars, income ~~rose~~ declined by 0.68 percent. For age groups ~~under 55~~ 25 years of age to 64 years of age, income increased at more or less the same rate as the overall average. However, for age groups ~~55 and over~~ 25 years and under and 65 years and over, income ~~increased~~ in real terms, decreased during the seven year span ~~by 50 to 100 percent during the decade~~.

Table 16
Median Household Income by Age

	2000	2007	Year 2000 Inflation Adjusted	Difference
Median Household Income	$ 44,069	$ 54,357	$ 54,729	-0.68%
Householder under 25 years	$ 30,043	$ 35,093	$ 42,255	-16.95%
Householder 25 to 44 years	$ 46,911	$ 58,046	$ 56,484	2.77%
Householder 45 to 64 Years	$ 51,601	$ 63,329	$ 62,132	1.93%
Householder 65 years and over	$ 32,205	$ 36,731	$ 38,777	-5.28%

Source: U.S. Census Bureau, 2007
Adjusted Income: Bureau of Labor Statistics, 2009

During the past ten years the greatest increase in Median Household Income occurred among persons of More Than One Race, Whites and Asians. Income among Hispanics increased at about the same pace as the overall increase in Median Income. ~~Income among~~ Amongst Blacks~~, though remaining~~ income remained the lowest among any race, and did not keep ~~kept~~ pace with the overall increase in income.

Table 17
Median Household Income by Race and Ethnicity

	1990	2000	2007
Median Household Income	$ 30,560	$ 44,069	$ 54,357
White	$ 32,139	$ 48,656	$ 62,543
Black	$ 20,989	$ 30,340	$ 32,083
American Indian*	$ 29,752	$ 37,500	-
Asian	$ 30,864	$ 47,069	$ 55,725
Pacific Islander	$ -	$ 41,833	$ 42,405
More than one race	$ -	$ 39,169	$ 56,694
Hispanic**	$ 27,217	$ 37,122	$ 45,194

* Insufficient observations in 2007
** Hispanic is an ethnicity and can be of any race
Source: U.S. Census Bureau, 2007

TRANSPORTATION

The mean travel time to work for City residents ~~increased by 25 percent~~ decreased slightly between ~~1990 and~~ 2000 and 2007, going from ~~about 20 minutes to 25~~ 25.4 minutes to 25.1 minutes. During this time period, population increased by ~~85~~ 17.5 percent. ~~The increase in commute times may be due to greater distances traveled from home to work and a higher rate of residents working outside the City~~. The decrease in commute times may be due to the completion of the US-95 widening project which included the addition of High Occupancy Vehicle (HOV) lanes. In addition, the number and percent of Las Vegas residents who also worked in the City increased during the seven year span as did commuters who use Public Transportation to get to work.

Table 18
Mean Travel Time to Work.

	2000		2007	
Commute Time (minutes)	25.4		24.8	
- by means of transportation				
Less than 30 minutes	134,944		185,630	
Public Transportation	2,092	1.6%	3,233	1.7%
Other means	132,852	98.4%	182,397	98.3%
30 to 44 minutes	50,379		75,213	
Public Transportation	2,500	5.0%	2,857	3.8%
Other means	47,879	95.0%	72,356	96.2%
45 to 59 minutes	9,522		15,174	
Public Transportation	1,399	14.7%	790	5.2%
Other means	8,123	85.3%	14,384	94.8%
60 or more minutes	10,826		16,032	
Public Transportation	4,078	37.7%	5,276	32.9%
Other means	6,748	62.3%	10,756	67.1%

Source: U.S. Census Bureau, 2007

~~The commute time may have increased more were it not for an increase in the use of Public Transportation.~~ Commute Time decreased slightly in ~~spite of~~ conjunction with a small ~~increase~~ decrease in the use of a private vehicle to get to work. Private vehicle use decreased by ~~3.5~~ 0.7 percent while the use of Public Transportation to get to work ~~nearly tripled with the rate going from three percent to nearly five percent~~. increased slightly, going from 4.8 percent to 5.0 percent. The greater the time it took to get to work, the more likely Public Transportation was used. Similar scenarios occurred in other western cities including Phoenix, Seattle, Denver and Long Beach.

Table 19
Private Vehicle Occupancy

	2000		2007	
	Number	Percent	Number	Percent
TOTAL	210,806		292,049	
Car, Truck or Van	187,311	88.9%	267,846	91.7%
Drove Alone	155,575	73.8%	231,996	79.4%
Carpooled	31,736	15.1%	35,850	12.3%

Source: U.S. Census Bureau, 2007

Some of the ~~increase~~ decrease in commute time may have been due to the fact that the percent of people living in Las Vegas who also worked in the City ~~decreased~~ increased. In ~~1990~~ 2000, ~~nearly 55~~ approximately 48 percent of Las Vegas residents in the labor force worked for a company located within the City limits compared to just over ~~48~~ 49 percent in ~~2000~~ 2007. ~~The shift is likely due to the addition of numerous large hotel/casino properties on Las Vegas Boulevard South during the past decade that created thousands of jobs.~~ Another contributing factor is likely the widening of US-95, providing additional lanes for commuters driving alone or carpooling.

Table 20
Place of Work

	2000		2007	
	number	percent	number	percent
Worked within the City	101,780	48.3%	126,561	49.2%
Did not work within the City	109,026	51.7%	130,452	50.8%
Total	210,806		257,013	

Source: U.S. Census Bureau, 2007

PROJECTIONS FOR FUTURE CHANGE

REGIONAL FORECAST

The most widely used population forecasts in Clark County are developed by the Center for Business and Economic Research (CBER) at the University of Nevada, Las Vegas. The CBER population forecasts are prepared annually, and are jointly funded by: the Southern Nevada Water Authority (SNWA), the Regional Transportation Commission (RTC), and ~~Clark County Comprehensive Planning~~ the Southern Nevada Regional Planning Coalition (SNRPC). The SNRPC ~~recently~~ adopted the Southern Nevada Regional Policy Plan, establishing a policy to continue this process as part of its work program. The City has participated in the process of preparing these forecasts, and will continue participating in the future as a member of the ~~Southern Nevada Regional Planning Coalition~~ SNRPC. The latest forecasts, reported in Table 20, were released in ~~February 2002~~ June 2009.

Table 21
Historical and Projected Clark County Population

Year	Population	Average Annual Numeric Change	Average Annual Growth Rate
1990	741,459		
2000	1,375,765	63,431	6.4%
2005	1,815,700	87,987	5.7%
2007	1,996,643	90,472	4.9%
2010	2,122,000	41,786	2.1%
2015	2,446,000	64,800	2.9%
2020	2,715,000	53,800	2.1%
2025	2,933,000	43,600	1.6%
2030	3,126,000	38,600	1.3%

Source: Clark County REMI Population Forecast, 2008 – 2050, years 1990 and 2000 are U.S. Census Bureau, years 2005 and 2007 are Clark County Comprehensive Planning

According to these forecasts, population growth in Clark County is predicted to slow considerably. These forecasts may predict a return to more realistic, ~~sustainable~~ consistent rates of growth than that which occurred in the 1990s and continued through 2007. However, others might argue that the forecasted growth may be unreasonably low, especially when compared to other sunbelt communities. Phoenix is expected to grow by ~~1.7~~ 1.1 million people (~~52.5~~ 27.4% increase) over the next ~~twenty~~ 12 years,[1] and southern California communities (Los Angeles and San Diego metro areas combined) are projected to add another ~~6.5~~ 3.8 million people (~~33.9~~ 17.7% increase) by 2020.[2]

The southwestern states will continue to absorb newcomers as people migrate from rustbelt communities and international migrants arrive from Mexico. Many of the migrants to sunbelt states will land in the Valley. Some will be retirees, others will come for jobs, and some will look to improve their quality of life. In the near-

[1] Maricopa Association of Governments (MAG) Regional Report, January 2005 & Regional Transportation Plan, 2006
[2] Southern California Association of Governments (SCAG) 2008 RTP Growth Forecast & San Diego Association of Governments (SANDAG) 2008 Population Estimates & Forecasts

term, jobs will not be the primary reason for people to relocated to Las Vegas. The economic downturn has caused a loss of jobs in the Las Vegas Metropolitan Area of 5.9 percent as of April 2009. Unemployment is at 10.8 percent for the area. Even ~~if~~ with the rate of job ~~creation slows~~ loss incurred during the past year, ~~retirees and others seeking to improve their quality of life will,~~ people continue to relocate to the Las Vegas area. Housing costs have returned to levels seen before the Housing Boom that began in 2004. In addition, the inventory of existing homes is at its lowest point since April of 2006. The inventory has decreased by more than 4,400 units since January, 2009 alone. April of 2009 saw the fewest foreclosures in sixteen months and was the third consecutive month they dropped. The continued activity should help stimulate the local economy, creating opportunities for businesses to provide goods and services to the growing population as well as servicing new industries locating in the region. The continued movement of people into the Valley, combined with a natural growth rate (births minus deaths) that is projected to exceed 20,000 per year by 2010, makes certain that the future population of Clark County will, at a minimum, equal the conservative forecasts.

CITY OF LAS VEGAS FORECAST

A number of factors enter into the equation when determining the rate and location of growth at the sub□regional level, including: price of land, local zoning regulations, consumer preferences, soil quality, proximity to public amenities, quality and capacity of infrastructure, crime rates, cost of housing, and proximity to jobs. The Regional Transportation Commission ~~developed the Small Area Allocation Model (SAAM), which attempts to allocate the CBER regional population forecast to traffic analysis zones (TAZs) by taking many of these factors into consideration. TAZs are designed for transportation planning on a neighborhood scale and those located in the Valley are typically between one□quarter and one□half of a square mile. These TAZs can then be aggregated to produce a forecast of city population.~~, through the SNRPC, created the Land Use Work Group (LUWG) to develop forecasts in five-year increments through 2035. The LUWG is comprised of staff from the various government entities within the Las Vegas Valley. The methodology used by the LUWG to allocate land use, and subsequently population, was intentionally straightforward and simple and is as follows:

- Determine the amount of existing vacant land
- Evaluate the zoning of and land use in proximity to vacant parcels
- Assign a future land use and year of development to the vacant parcels
- Assign capacities to residential parcels
- Determine the population

The LUWG developed its first projections in 2005. They are scheduled to be updated every two years to reflect changes in conditions. The LUWG projections were last updated in 2007. The projections for the city of Las Vegas through 2020 are shown in Table 21

~~The Planning and Development Department used SAAM to generate a projection of the City's population in 2020 using the baseline trend and three different strategies (see Appendix B of the Las Vegas 2020 Master Plan for a detailed description of the methodology and assumptions that went into these projections). The results are presented in Table 21.~~

~~Table 21~~
~~Master Plan 2020 Population Projections~~

Another way of projecting the City's future population is to apply historic capture rates (the City's share of regional growth) to the regional forecast. The City captured 32.6% of regional population growth between 1980 and 1990 and 31.7% between 1990 and 2000 when growth in the City was at its peak. More recently, between 2000 and 2007, the City captured 18.2 percent of the growth in Clark County. The LUWG projected the City's share of future Clark County growth to be 23.5 percent annually

The amount of growth that accrues to the city varies from year to year. As stated above, the City captured ~~31.7~~ 18.2 percent of regional population growth between ~~1990 and~~ 2000 and 2007. Whether this represents a long-term trend depends on a number of factors, as previously described. However, if the City captures ~~31.7~~ 18.2 percent of forecasted county growth, the 2020 population projection is ~~732,406~~ 730,961, as reported in Table ~~22~~ 21. It may be just as reasonable to assume that the City will capture a ~~smaller~~ larger share of growth than ~~31.7~~ 18.2 percent. ~~, as it approaches build-out and large tracts of land for residential development within its boundaries become increasingly scarce.~~ If the City captures, on average, ~~25~~ 23.5 percent of county growth each year, the population is projected to be ~~678,769~~ 772,099 in 2020. There are currently more than 26,000 acres of vacant land within the city limits. The LUWG projections reflect the zoning and future land use of the vacant land.

Table 21
City of Las Vegas Population Projections Using Share Method

Year	Projected Population Assuming 23.5% Capture Rate	Projected Population Assuming 18.2% Capture Rate
2007	603,093	603,093
2010	632,585	625,902
2015	708,812	684,870
2020	772,099	733,828

Source: City of Las Vegas Planning and Development Department, 2009

~~These projections are based on the regional forecasts, which are thought by some to be conservative. The City's projected 2020 population would exceed the projections reported in Table 21, if county growth rates approach anywhere near the rates witnessed during the '90s (the City population will approach 880,000 by 2020 if the county achieves a 4% average annual growth rate and the City captures 25% of the growth).~~

As the City enters into mature stages of development over the next two decades, it can expect the rate of growth to return from its peak of over 8% in 1996 to a healthy ~~2%-5%~~ 1.5% to 2.0% through ~~2005~~ 2020. ~~Sunbelt localities, having moderate job growth and moderately priced housing, provide a strong lure to potential migrants~~ While the Las Vegas area has experienced job losses of 5.9 percent during the past year, new hotel/casino openings in the coming year will add 12,563 rooms to the room inventory by the end of 2009. An additional 3,604 rooms will be added in 2010. The CBER forecast assumption for hotel room additions is that they create approximately 1.3 jobs within the hotel and 0.3 jobs in the community for an overall job creation of 1.6 per new room. Certainly a number of the jobs created by these new properties will be taken by people currently residing in Clark County who lost their job during the past year, but many will be available to newcomers to the area.

Within the city of Las Vegas, Symphony Park, the 61 acres at the intersection of I-15 and US-95, will infuse a mixture of commercial and residential development along with cultural amenities into the City's

downtown area. Symphony Park will consist of nearly 1.5 million square feet of office space, 357,000 square feet of retail, 1,500 hotel rooms, a 586,000 square foot performing arts center, approximately 3,100 residential units, and more than 16,000 parking spaces, allowing access for residents and visitors alike. The building of Symphony Park will require 3,800 construction related jobs. Once complete, Symphony Park will support more than 14,000 new, full-time jobs. Already on site is the Lou Ruvo Center for Brain Health. Although construction will not be complete until fall 2009, the center started treating its first patients in July of 2009. The Ruvo Center will be a leader in the treatment and research of brain disorders that affect memory.

The combination of the additional employment opportunities with the previously mentioned return of affordability to the housing market ~~These factors~~ should ~~combine to~~ sustain the City's growth in the near-term. Projections beyond the next five years will depend greatly upon the speed with which the economy recovers and, in part, on state and local policies that address annexations and preservation of rural neighborhoods that are being eclipsed by urbanized growth patterns.

DRAFT

VACANT LAND, INSTITUTIONAL CONSTRAINTS AND BUILD□OUT

Vacant Land

The density of development and number of annexations of vacant land play major roles in determining the potential build□out population in the City. Another factor is the amount of redevelopment that occurs within mature areas. There are limits to the amount of land that the City can annex, as discussed later. These limits are set by public policy, which is subject to change. For the purposes of this analysis, it is assumed that build□out population will be reached when all vacant land within the existing city limits is developed and no future annexations will occur.

Whereas the CBER forecast of countywide population helps predict the timing of regional growth, the amount and location of vacant land, along with the planned land use, provides information as to the location, density, and limit to growth in the City. ~~As of 2000, there were 23,670~~ There are currently 26,187 vacant acres within the city limits. The amount of vacant land depends on two factors: development decreases vacant land, and annexations increase vacant land (the majority of land annexed into the city is vacant). Between ~~1990 and~~ 2000 and 2007, the city annexed ~~17,657~~ 14,146 acres, expanding its boundary to cover an area of ~~112~~ 131 square miles, and absorbed ~~17,293~~ 11,629 acres through development.

Institutional Constraints

BLM Disposal Boundary

The BLM disposal boundary presents a constraint to further expansion currently, although as vacant lands within the boundary are developed, pressure to release more land may prompt Congress to change the boundary. ~~In fact, as this document was being prepared, a bill passed both houses of congress, which expanded the BLM disposal boundary at the northern limits of the City.~~ However, as the ultimate disposal and annexation into the City of this land is unknown at this time, ~~the~~ any potential expansion will not be factored in to this analysis. There are other disposal areas nearby the Valley and limited private land holdings that will supply some of the future demand for development. Figure 9 shows the institutional constraints to expansion facing the City: to the west the City is restricted by the Red Rock National Conservation Area; to the north by the BLM disposal boundary and the Las Vegas Paiute Indian Community; to the east by the City of North Las Vegas and the unincorporated town of Sunrise Manor; and to the south by the unincorporated towns of Winchester, Spring Valley and Summerlin South.

Multiple Species Habitat Conservation Plan (MSHCP)

The MSHCP provides for the long-term conservation and recovery of native species of plants and animals while allowing for orderly and beneficial land use within Clark County. The plan allows the Secretary of the Interior, through the U.S. Fish and Wildlife Service, to issue permits to "take," - make available for development - federal lands that are home to federally listed endangered/ threatened species if activities are otherwise legal. The existing permit allows for 145,000 acres of "take" for 30 years by the entities within Clark County, starting in 2001. To date, entities have consumed more than half of the allotted acreage. "Take" within the city of Las Vegas has amounted to approximately 9,500 acres and yielded nearly $5 million in fees from developers since the plan's inception. Of the total acreage, "fee exempt" accounted for 217 acres. Fee exempt takes are those that will be dedicated to a public use, such as a park or trail. The non-exempt "take" within the City limits is sufficient to allow Las Vegas' future population to increase by 105,000 by year 2035.

Entities are currently working on a permit amendment to increase the acreage of "take" countywide by approximately 210,000 acres. For the city of Las Vegas, lands most likely available for "take" are those classified as Multiple Use Managed Areas (MUMA) and Less Intensively Managed Areas (LIMA). In general, these areas are in proximity to US-95 north of the current City limit. The majority of the LIMA and MUMA land is located on the west-southwest side of US-95. Further expansion by the city of Las Vegas would likely occur in close proximity to US-95 due to the amount of Intensively Managed Areas (IMA) present, particularly north of the freeway within the Sheep Mountain Range.

Sustainability Initiatives

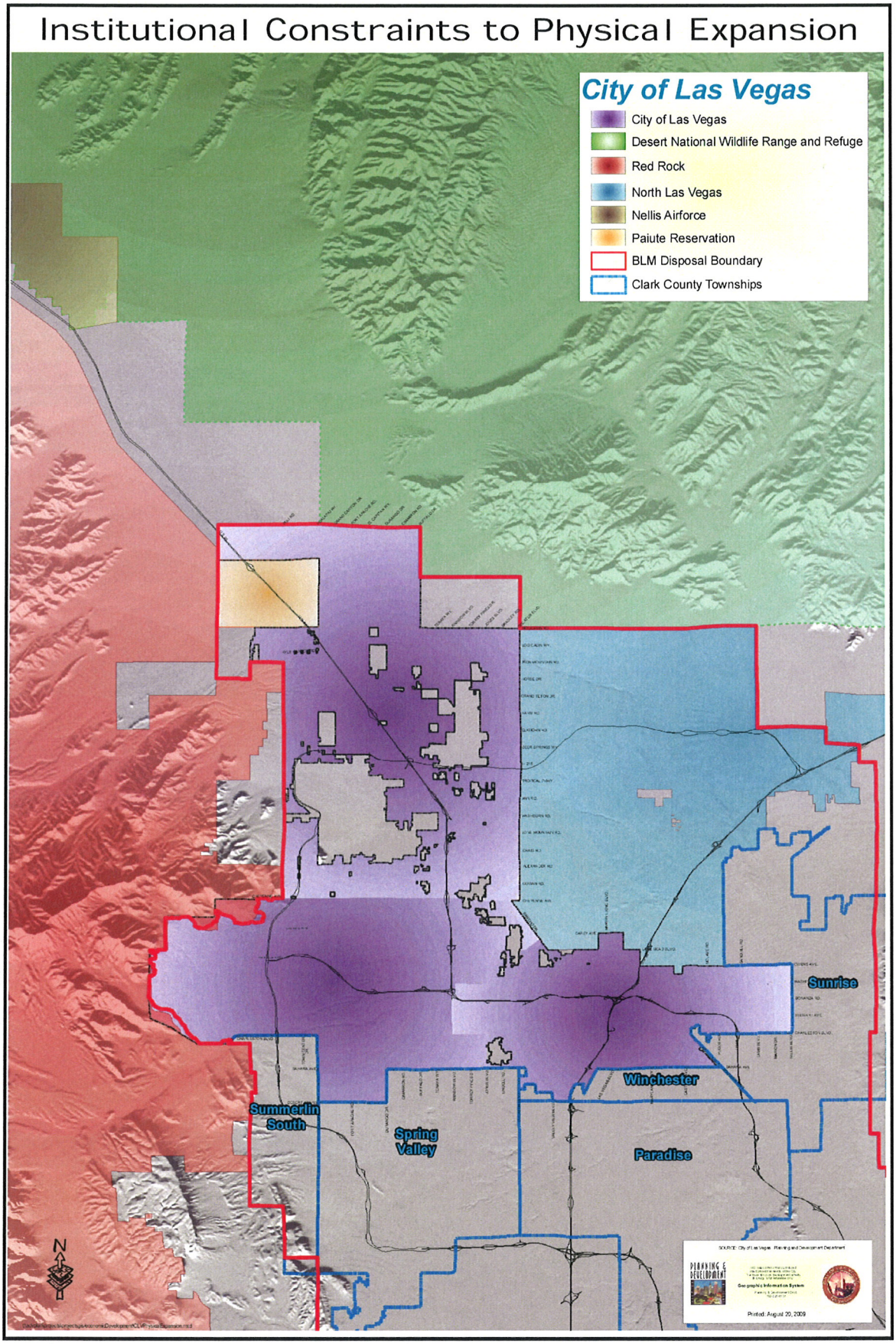
The City of Las Vegas passed a resolution on September 3, 2008 adopting a comprehensive energy plan, the Sustainable Energy Strategy, to manage the City's and community's energy needs. This, along with the Sustainability Strategic Business Plan and the Urban Forest Management Plan will have impacts on population growth. Sustainability encourages greater densities for residential development, particularly in more "urban" areas, meaning greater population on less land. Given the City's current inventory of vacant, developable residential acreage, an increase of one (1) unit per acre would result in an additional 13,000 dwelling units, or approximately 32,000 more residents.

Staff from the Planning and Development Department is currently producing a draft form-based sustainability zoning code by combining elements of the Title 19 Zoning Code and Title 18 Subdivision Regulations Code in order to improve walkability and connectivity standards. In addition, the Planning and Development Department is working with Public Works to coordinate a "Complete Streets" chapter and will address storm water and other sustainability measures. A draft document is under development and will be prepared for review in late 2009. A form based code will be a tool that will help reduce sprawling development by making more land uses more compact, lead to higher densities, and make more efficient use of land. These measures should, in turn, reduce the number of Vehicle Miles Traveled (VMT). Fewer VMT will reduce air born pollutants such as carbon monoxide, ozone, and particulate matter, all of which Las Vegas has been found to be in non-compliance with in the past.

With new redevelopment efforts and a form based code, Las Vegas' urban heat island will be mitigated. The Urban Forestry Initiative, adopted by Council on May 7th, 2008 calls for doubling the average tree canopy coverage to 20% by 2035 and calls for an urban forestry management plan, which will contribute to urban heat island reduction. Additional trees will absorb sunlight which would otherwise heat asphalt and concrete. However, with greater population growth and further urban footprint expansion, the urban heat island effect could also increase.

Institutional Constraints to Physical Expansion

Figure 9


Institutional Constraints to Physical Expansion
City of Las Vegas
City of Las Vegas
Desert National Wildlife Range and Refuge
Red Rock
North Las Vegas
Nellis Airforce
Paiute Reservation
BLM Disposal Boundary
Clark County Townships
Sunrise
Winchester
Summerlin South
Spring Valley
Paradise
N
Printed: August 20, 2009

Build Out

Given these city limits, a long-range projection of the population at build-out can be made. Of the ~~23,670~~ 26,187 vacant acres, 13,309 12,753 are planned for residential uses. Table ~~23~~ XX reports vacant acres by planned residential land use, and total additional dwelling units and population that can be expected given the planned densities.

Table 22
Projected Population on Vacant Land Planned for Residential Development

	Rural	Low	Medium Low	Medium	High	Total
Acres	3,185	4,604	3,096	1,400	469	12,753
Dwelling Units	11,147	23,019	24,776	34,991	16,351	110,284
Population	29,863	61,666	66,374	61,412	28,695	248,010

Sources: City of Las Vegas Planning and Development Department, 2009
Land Use Work Group (LUWG), 2007

Adding the total additional population that can be expected on remaining vacant land to the ~~Census 2000~~ city of Las Vegas 2007 population estimate of ~~478,630~~ 603,093 yields a build□out population estimate of ~~675,403~~ 851,103.

~~The 2020 projection surpasses this build□out number. However, as the City continues annexing vacant land, the build□out population will eventually equal or exceed the projected 2020 population reported in Tables 20 and 21.~~

POTENTIAL FOR NATURAL RESOURCE CONSTRAINTS

The natural resource issues that could potentially affect the continued development of Las Vegas are regional in nature and impact every government entity in the County. The continued supply of potable water, air that is in compliance with Federal standards, and the disposal of solid waste are addressed at the regional level while the City of Las Vegas treats its own wastewater.

It is believed that due to allocation and conservation measures that have been implemented and those that have been proposed, the projected build□out population can be supported on a continuing basis without unreasonable impairment to the natural resources of the City.

- Wastewater Treatment □ The City of Las Vegas Water Pollution Control Facility Plan was implemented in 1996 and updated in 2007. The plan addresses the treatment of wastewater beyond the year 2020, and will support a population of approximately ~~843,000~~ 888,885.

- Water Supply □ According to the Southern Nevada Water Authority (SNWA), based on current conditions there are sufficient resources available or under development to meet water demands for the service area through the year 2060. Beyond continued conservation, Nevada's basic apportionment, and Las Vegas Valley groundwater rights, the highest priority resources to meet demands will be the development of Intentionally Created Surplus (ICS), in-state groundwater and non-Colorado River resources. When necessary, banked reserves and other temporary resources will be used to bridge demands while the

SNWA brings other permanent in-state groundwater resources on-line. ~~existing water supply will meet demands through approximately 2007. However, combining conservation efforts with additional water resource supplies that are immediately available, the SNWA projects water demand can be met through 2050 given the forecasted population.~~

- Solid Waste The APEX Regional landfill started accepting waste in October 1993 with the closure of the Sunrise landfill. The 1,202 acre landfill was designed with a refuse capacity of approximately 784 million cubic yards and a service life of 85 years.

- Air Quality the Clark County Department of Air Quality Management does Air quality planning. The Las Vegas Valley is currently classified as non attainment for carbon monoxide (CO) and particulate matter ten microns or less in size (PM10) and ozone (O_3). ~~A State Implementation Plan for CO that demonstrates the Valley will be in attainment and remain so for the next 20 years has been submitted to the EPA. A similar plan for PM10 has been submitted as well. The implementation of stringent control measures contained in the CO and PM10 State Implementation Plans have resulted in no exceedances of the Carbon Monoxide standard for the past four years and the attainment of the annual standard for PM10 emissions at the end of 2001.~~ A State Implementation Plan (SIP) for CO was submitted in August 2000 and the United States Environmental Protection Agency (EPA) published its final approval on September 21, 2004, with an effective date of October 21, 2004. On June 1, 2005 the EPA published its finding that the Las Vegas Valley nonattainment area had attained the National Ambient Air Quality Standard for carbon monoxide by the applicable attainment date. The County has prepared and submitted a CO Maintenance Plan and Re-designation Request to the EPA for approval.

  Clark County finalized and submitted a SIP to address PM10 (dust) nonattainment in the Las Vegas Valley on June 19, 2001. On May 3, 2004 the EPA published its final approval of the Clark County Serious Nonattainment Area Particulate Matter (PM10) Plan in the Federal Register. Clark County attained the National Ambient Air Quality Standard for PM10 on December 31, 2006, and submitted the final Milestone Achievement Report (MAR) on June 25, 2007 as required. Clark County is working on a PM10 Maintenance SIP and re-designation request for submission to EPA so that Clark County can be reclassified as attainment for PM10.

  On April 30, 2004, the U.S. EPA published nonattainment designations for the 1997 8-hour ozone standard in the Federal Register, classifying Clark County as a Subpart 1 ozone nonattainment area. The classification required the County to attain the 8-hour ozone standard no later then 2009. In December 2006, the District of Columbia Circuit Court vacated EPA's Phase I implementation rule, which contained the standards for Subpart 1 designated areas. The court's action remanded the rule back to EPA for further action. On January 9, 2009, the EPA proposed a revised rule to resolve the issues with the previous rule. Clark County will submit an appropriate plan in accordance with the revised rule once that rule is final. However, the County is currently in attainment with the 1997 ozone standard for the latest three-year average of the 4th highest reading (2006, 2007, and 2008) and can demonstrate attainment through 2018. In March 2008, EPA promulgated a more stringent ozone standard. The State of Nevada submitted a recommendation to the EPA that Clark County be designated in nonattainment of that 2008 standard. Designations are expected to be issued by EPA in March of 2010.

  Due to the combined efforts of the public, government entities and the private sector, air quality in the Las Vegas Valley has improved even as the population has increased.

IMPLEMENTATION

Recommendations

Recommendation 1:

Estimate the City's population on an annual basis

- An annual estimate of the City's population is required by Nevada Revised Statutes (NRS) section 360.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The CLV annual estimate is a component in the formula used by the Nevada State Demographer in determining the annual Governor Certified Population Estimate.
- The annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

Recommendation 2:

Continue to lead and participate in regional annual population projection programs

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.

Recommendation 3:

Lead and coordinate local Census programs

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections

- Census information is invaluable to planners and helps to establish the identity of a community
- Inter-censal estimates - annual updates of population conducted by the U.S. Census Bureau - determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate

Recommendation 4:
Annually monitor "outside" sources of population and demographic data that can impact the City.

- Monitor U.S. Census data, specifically the American Community Survey for changes in characteristics of the City's population such as Race and Ethnicity, Age, and Language Spoken at Home that can impact service provision.
- Evaluate sources of population estimates and projections such as the Nevada State Demographer for changes that impact the City. The locally developed estimate, mentioned in Recommendation 1, comprises half of the formula used to develop the State Demographer's population estimate which is a component of the formula used to determine funding levels throughout the state.

Recommendation 5:
Establish population/service level database

- Develop databases with historical and current population figures and historical and current infrastructure levels that will allow for analysis of future needs.
    - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population
    - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population
    - Per the Parks & Recreation Element:
        - develop 2.5 acres of park space per 1,000 population
        - build one (1) Neighborhood Center per 10,000 population
        - build one (1) Community Center per 25,000 population
        - build one (1) Regional Center per 75,000 population

PLANNING AREAS

DOWNTOWN REURBANIZATION AREA

Population ~~has~~ increased steadily ~~since~~ between 1980 and 2000 in spite of fluctuations in housing units. The changes in the housing unit stock include losses due to demolitions near the Stratosphere Tower and conversion of residential units to office space, which occurred primarily in the Las Vegas High School area. The population increases that have occurred since 1980 are due primarily to the continual migration of males to the area. During the 20□ year span about 76 percent of the areas new residents were male. The high male presence may be due to: 1) the numerous multi□family rental units as approximately 95 percent of the housing units in the Reurbanization Area are multi□family and 89 percent are rentals 2) the preponderance of facilities for the homeless are in the area (approximately 40 percent of the City's group quarter facilities are within the Reurbanization areas boundaries, another 40 percent of the City's group quarters are within one mile of the areas boundaries) and 3) a high number of Hispanic males residing and working in Las Vegas whose families live outside of Clark County. ~~Currently~~ According to Census 2000, 67 percent of the Reurbanization Area's total population is male.

Another significant change to the areas population includes an influx of Hispanics. The Hispanic population increased by 215 percent between 1980 and 2000. The average annual growth rate was 5.9 percent during the 20□ year span. Household composition has changed significantly also. In 1980 and 1990, non□family households comprised nearly 75 percent. However, with the population increase of the 1990s came an increase in family households, which increased from 28.5 percent in 1990 to 36.1 percent in 2000. With the increase in families came an upswing in the rate of home ownership. In 1990, just over one percent of the areas residents owned their home. By 2000 that figure had risen to nearly 11 percent.

Table 24

Reurbanization Demographics

	1980		1990		2000	
Population	8,536		10,184		12,932	
Gender						
Male	5,328	62.4%	6,698	65.8%	8,663	67.0%
Female	3,208	37.6%	3,486	34.2%	4,269	33.0%
Age						
< 18	965	11.3%	1,454	14.3%	1,791	13.8%
18 - 64	6,404	75.0%	7,630	74.9%	10,090	78.0%
> 65	1,167	13.7%	1,100	10.8%	1,051	8.1%
Race						
White	5,706	66.8%	5,201	51.1%	5,466	42.3%
Black	868	10.2%	1,372	13.5%	1,853	14.3%
Hispanic	1,413	16.6%	2,947	28.9%	4,446	34.4%
American Indian	79	0.9%	51	0.5%	106	0.8%
Asian	385	4.5%	557	5.5%	663	5.1%
Pacific Islander		0.0%	N/A	0.0%	54	0.4%
Other	85	1.0%	56	0.5%	14	0.1%
More than one race	N/A	0.0%	N/A	0.0%	330	2.6%
Education						
Persons 25+ yrs. of age	5,994		7,477		11,001	
High School Graduate	3,578	59.7%	3,574	47.8%	6,484	58.9%
Bachelors Degree or Greater	462	7.7%	479	6.4%	704	6.4%
Median Household Income	$ 10,061		$ 15,711		$ 18,891	
Poverty Level Income						
Persons for whom poverty status is determined	8,504		9,355		11,538	
Persons below poverty level	1,658	19.5%	2,329	24.9%	3,574	31.0%
Unemployment						
Labor Force	5,150		5,388		5,886	
Unemployed	541	10.5%	717	13.3%	923	15.7%
Household Type						
Family Households:						
MC	1,071	20.9%	947	19.9%	1,235	22.5%
MH	125	2.4%	175	3.7%	350	6.4%
FH	263	5.1%	234	4.9%	394	7.2%
Non-Family Households	3,677	71.6%	3,408	71.5%	3,504	63.9%
Total Households	5,136		4,764		5,483	
Housing Units						
Own	124	2.4%	57	1.2%	591	10.8%

Rent	5,012	97.6%	4,707	98.8%	4,892	89.2%

Source: U.S. Census Bureau, 2000

NEIGHBORHOOD REVITALIZATION AREA

Population growth in the Neighborhood Revitalization Area ~~has been~~ was steady ~~during the past 20 years~~ between 1980 and 2000. The average annual growth rate ~~has been~~ was just over 2 percent. The growth rate ~~has~~ varied little during the two decades. The population aged somewhat between 1980 and 1990. However, since 1990 the population has started to become younger with the number less than 18 years of age approaching 30 percent. In spite of this, the number of non-family households increased from 35 percent to 38 percent between 1990 and 2000. While the areas overall population has seen steady growth, the Hispanic population has exploded. Since 1990 the areas Hispanic population has increased by 242 percent and is approximately equal to the areas White population.

The composition of households has changed. In 1980, over 53 percent of all Neighborhood Revitalization Area households were married couples. By 2000, 40 percent of the households were married couples. The shift may be due to the change in housing stock. In 1980, 70 percent of the housing units were single-family, with about 55 percent of all types owner occupied. By 2000, 45 percent of the housing units were single-family, and just under one-half (47%) of all housing types were occupied by the owner.

Table 25

Neighborhood Revitalization Demographics

	1980		1990		2000	
Population	136,992		169,539		204,376	
Gender						
Male	67,705	49.4%	85,122	50.2%	104,027	50.9%
Female	69,287	50.6%	84,417	49.8%	100,349	49.1%
Age						
< 18	38,201	27.9%	42,803	25.2%	58,315	28.5%
18 - 64	86,847	63.4%	107,057	63.1%	124,046	60.7%
> 65	11,944	8.7%	19,679	11.6%	22,015	10.8%
Race						
White	103,380	75.5%	113,832	67.1%	81,183	39.7%
Black	19,312	14.1%	23,829	14.1%	27,420	13.4%
Hispanic	10,372	7.6%	23,626	13.9%	80,680	39.5%
Am .Indian	872	0.6%	1,520	0.9%	1,090	0.5%
Asian	2,624	1.9%	6,480	3.8%	8,577	4.2%
PI	N/A	0.0%	N/A	0.0%	741	0.4%
Other	437	0.3%	251	0.1%	252	0.1%
MT1	N/A	0.0%	N/A	0.0%	4,433	2.2%
Education						
Persons 25+ yrs. of age	79,810		106,853		122,934	
High School Graduate	57,407	71.9%	74,314	69.5%	79,756	64.9%
Bachelors Degree or Greater	9,299	11.7%	12,217	11.4%	11,322	9.2%
Median Household Income	$ 18,431		$ 28,240		$ 34,930	
Poverty Level Income						
Persons for whom poverty status is determined	135,075		162,731		200,294	
Persons below poverty level	14,281	10.6%	22,298	13.7%	37,066	18.5%
Unemployment						
Labor Force	70,277		87,932		88,254	
Unemployed	4,618	6.6%	6,275	7.1%	8,733	9.9%
Household Type						
Family Households:						
MC	27,333	53.4%	30,251	46.2%	27,733	40.0%
MH	1,839	3.6%	3,648	5.6%	5,097	7.4%
FH	6,421	12.5%	8,855	13.5%	9,889	14.3%
Non-Family Households:	15,634	30.5%	22,722	34.7%	26,531	38.3%
Total Households	51,227		65,476		69,250	
Housing Units						
Own	27,940	54.5%	29,464	45.0%	32,548	47.0%
Rent	23,287	45.5%	36,012	55.0%	36,703	53.0%

Source: U.S. Census Bureau, 2000

NEWLY DEVELOPING AREAS

The population of the area of the City north of Cheyenne Avenue ~~has~~ increased at an average annual rate of 15.8 percent ~~during the past 20 years~~ between 1980 and 2000. This translates to a population that ~~has~~, on average, doubled every 53 months. The areas population has aged, with the share of residents under the age of 18 decreasing by about five percent between 1980 and 2000. The share of residents 65 years of age and over nearly tripled during the twenty□year span.

While the areas population growth has been explosive ~~for the past twenty years~~ since 1980, the traits of the residents have only recently begun to change. The population remained about 90 percent White between 1980 and 1990. By 2000, just over 75 percent of the population was White. Hispanics comprised about 10 percent of the areas population in 2000. Household composition changed little during the 20□year span, as family households remained steady at 77 percent. Currently, 80 percent of the dwelling units in this area are single□family and over 84 percent of all households are owner occupied compared to the 75 percent home ownership rate in 1980.

Table 26

Newly Developing Area Demographics

	1980		1990		2000	
Population	4,451		22,502		83,511	
Gender						
Male	2,188	49.2%	10,973	48.8%	41,254	49.4%
Female	2,263	50.8%	11,529	51.2%	42,257	50.6%
Age						
< 18	1,415	31.8%	6,222	27.7%	22,437	26.9%
18 - 64	2,863	64.3%	14,712	65.4%	53,414	64.0%
> 65	174	3.9%	1,568	7.0%	7,660	9.2%
Race						
White	3,987	89.6%	19,900	88.4%	62,984	75.4%
Black	152	3.4%	842	3.7%	5,650	6.8%
Hispanic	225	5.1%	1,197	5.3%	8,501	10.2%
Am .Indian	21	0.5%	170	0.8%	394	0.5%
Asian	59	1.3%	383	1.7%	3,344	4.0%
PI	N/A	0.0%	N/A	0.0%	267	0.3%
Other	7	0.2%	-	0.0%	143	0.2%
MT1	N/A	0.0%	N/A	0.0%	2,228	2.7%
Education						
Persons 25+ yrs. of age	2,473		14,352		56,256	
High School Graduate	1,120	81.9%	12,435	86.6%	50,531	89.8%
Bachelors Degree or Greater	651	10.3%	2,652	18.5%	12,753	21.5%
Median Household Income	$ 23,500		$ 46,966		$ 62,895	
Poverty Level Income						
Persons for whom poverty status is determined	4,334		21,660		83,373	
Persons below poverty level	180	4.2%	899	4.2%	4,063	4.9%
Unemployment						
Labor Force	2,338		12,387		45,040	
Unemployed	114	4.9%	391	3.2%	2,389	5.3%
Household Type						
Family Households:						
MC	1,004	66.2%	5,485	67.9%	19,094	63.4%
MH	43	2.8%	332	4.1%	1,201	4.0%
FH	132	8.7%	511	6.3%	2,630	8.7%
Non-Family Households:	338	22.3%	1,746	21.6%	7,186	23.9%
Total Households	1,517		8,074		30,111	
Housing Units						
Own	1,138	75.0%	6,257	77.5%	25,642	84.3%

Rent	379	25.0%	1,817	22.5%	4,790	15.7%

Source: U.S. Census Bureau, 2000

CITY OF LAS VEGAS

The City's population grew by 190 percent between 1980 and 2000, an average annual rate of 5.5 percent. At that rate population doubles every 13 years. Between 2000 and 2007, the City's population grew by 17.5 percent with average annual growth of 2.34 percent. Some of the reason for lower growth rates for Las Vegas is due obviously to population growth slowing. But Las Vegas is also becoming a large city and as a population becomes larger changes in population have less impact.

Population in each age category more than doubled during the 20 year span, but the rate of growth was greatest among those 65 years of age and older. Their population increased by more than 300 percent between 1980 and 2000. Amongst Racial and Ethnic groups, the Hispanic population experienced the greatest growth. ~~During the past two decades~~ Between 1980 and 2000 the Hispanic population increased by 783 percent. Asians experienced similar growth with an increase of 627 percent over the same time. Since 2000 their populations continue to grow faster than any other group with increases of 47.2 percent and 13.2 percent respectively.

The education level of City residents continues to increase. The rate of college graduation increased from 13.4 percent to 18.2 percent ~~during the past ten years~~ between 1990 and 2000. That represents an increase in the number of people with college degrees of 150 percent. The number of people with college degrees continued to increase since 2000, going to 21.7 percent. ~~Since~~ Between 1990 and 2000, median household income increased by 50 percent. Even when adjusted for inflation Las Vegas residents income increased by 20 percent. Since 2000, median household income increased by 23 percent. When adjusted for inflation, income increased by 2.4 percent during the past seven years. The increase in income may be one of the reasons for the rise in home ownership rates during the 1990's, which increased from 47 percent in 1990 to 59 percent in 2000. Home ownership rates have increased steadily since 2000, reaching a high of 61.8 percent in 2006, but the economic downturn has seen a sharp increase in foreclosures and a corresponding decline in home ownership rates. The type of household's people live in changed slightly between 2000 and 2007. ~~with a small shift in favor of family households~~. The change occurred within family households with a decrease in the number of married couple households and increases to male and female headed households. ~~The increase in family households was noticed more in single parent family households. Married couple family households as a percent of total family households declined slightly between 1990 and 2000.~~

Table 27

City of Las Vegas Demographics

	1990		2000		2007	
	#	%	#	%	#	%
Population	258,295		478,630		562,582	
Gender						
Male	130,539	50.5%	243,174	50.8%	287,184	51.0%
Female	127,756	49.5%	235,456	49.2%	275,398	49.0%
Age						
Less than 18	64,461	25.0%	124,113	25.9%	151,900	27.0%
18 - 64	167,302	64.8%	299,193	62.5%	345,008	61.3%
65 Years and over	26,532	10.3%	55,324	11.6%	65,674	11.7%
Race						
White	186,716	72.3%	277,858	58.1%	288,350	51.3%
Black	28,897	11.2%	48,391	10.1%	59,231	10.5%
American Indian	2,056	0.8%	2,405	0.5%	3,372	0.6%
Asian	9,022	3.5%	22,413	4.7%	25,378	4.5%
Pacific Islander			1,935	0.4%	2,176	0.4%
Hispanic	31,249	12.1%	112,981	23.6%	166,269	29.6%
Other	355	0.1%	650	0.1%	995	0.2%
More than one race			11,997	2.5%	16,811	3.0%
Education						
25+ Yrs of age	168,724		313,205		370,243	
High School Graduate	128,736	76.3%	245,804	78.5%	301,479	81.4%
College Graduate	22,564	13.4%	56,989	18.2%	80,285	21.7%
Median Household Income	$ 30,590		$ 44,069		$ 54,357	
Poverty Level Income						
Persons for whom poverty status is determined	253,617		471,034		553,155	
Persons below poverty level	29,084	11.5%	56,053	11.9%	65,825	11.9%
Unemployment						
Labor Force	140,298		230,477		278,757	
Unemployment	9,297	6.6%	16,176	7.0%	15,890	5.7%
Household Type						
Family Households:						
Married Couple	49,350	49.4%	85,359	48.3%	98,098	46.9%
Male Head of Household	4,954	5.0%	10,470	5.9%	13,950	6.7%
Female Head of Household	11,579	11.6%	21,637	12.2%	26,866	12.8%
Non-Family Households	34,066	34.1%	59,284	33.5%	70,275	33.6%
Total Households	99,949		176,750		209,159	
Housing Units						
Own	47,604	47.6%	104,481	59.1%	120,816	57.8%
Rent	52,345	52.4%	72,269	40.9%	88,373	42.2%

Source: U.S. Census Bureau, 2007

September 29, 2009

Doug Rankin
Planning Manager, Public/Case Planning Division
Planning & Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Population Element

Dear Mr. Rankin:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Population Element and amend the 2020 Master Plan.

As a component of the Master Plan, the Population Element will satisfy NRS requirements for a Population Plan and recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to population growth

This document will replace the previous Population Element updated April 3, 2003.

Please do not hesitate to contact me at 229-2080 should you have any questions.

Sincerely,

Richard Wassmuth

Richard Wassmuth
Statistical Analyst II
Long Range Planning Division

RECEIVED
OCT 06 2009
GPA-36074
11/19/09 PC

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

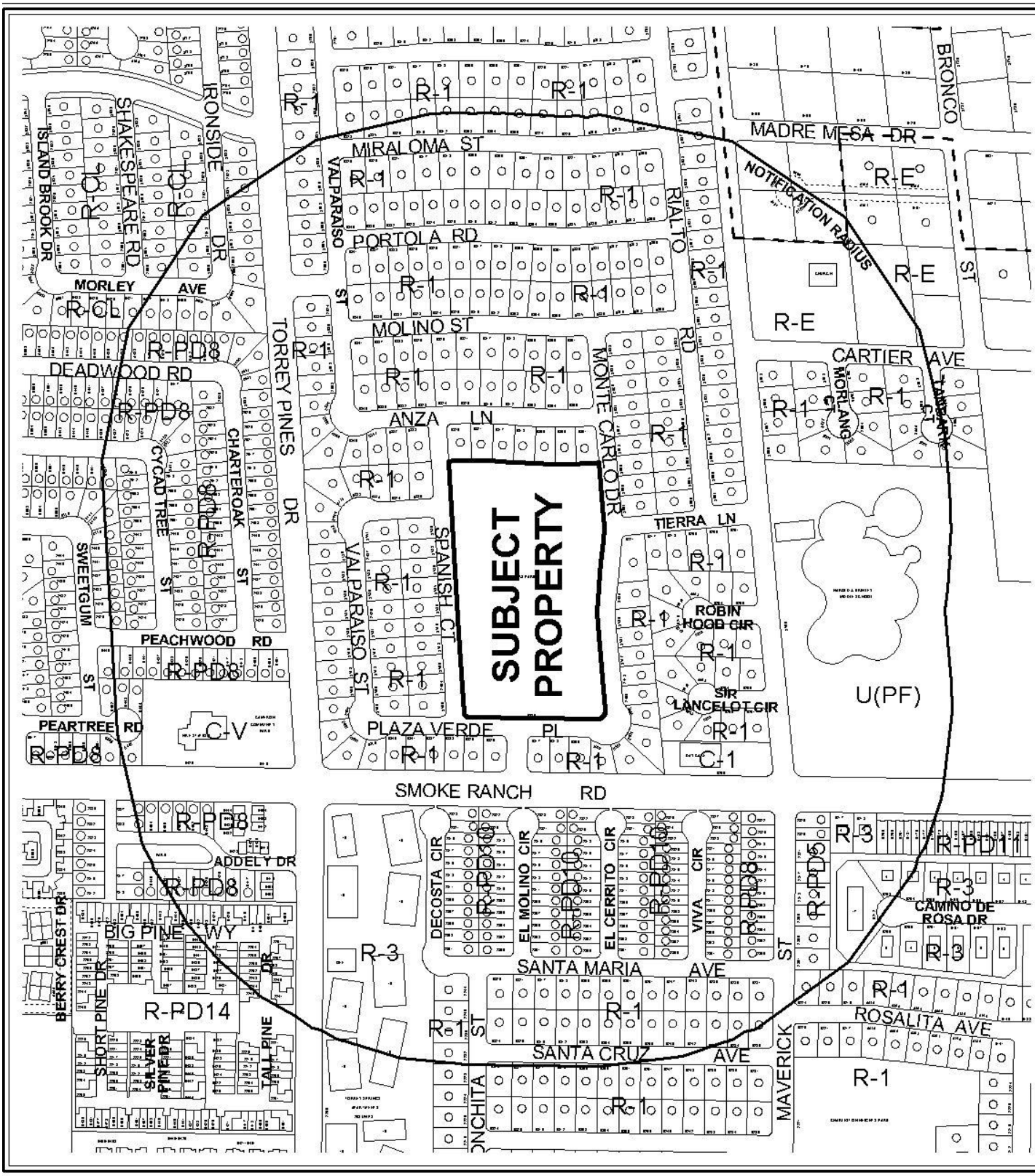
SUBJECT:
ZON-36094 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 7.08 acres at 6320 Plaza Verde Place (APN 138-14-811-101), Ward 5 (Barlow)

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard

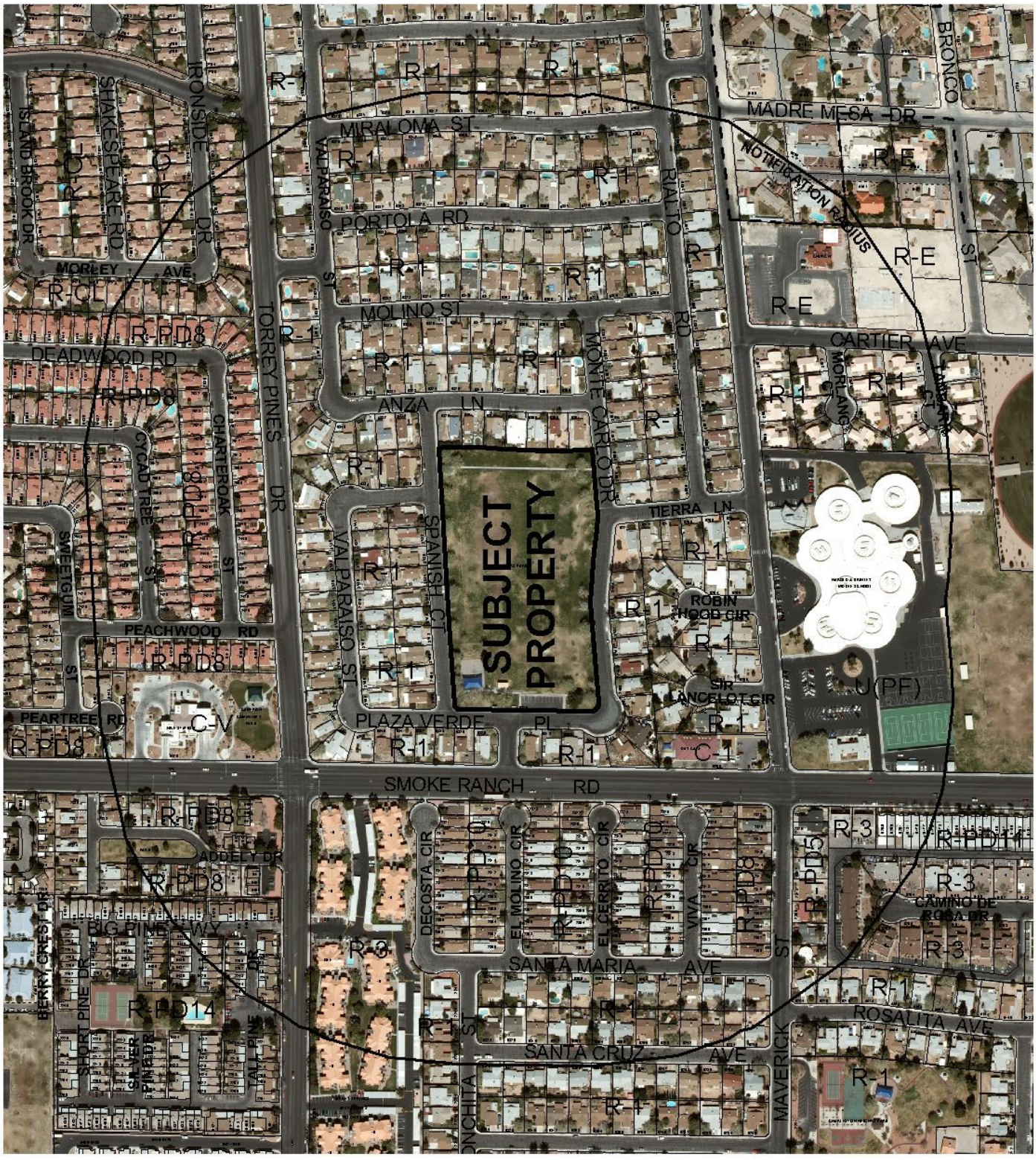


CASE: **ZON-36094**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 400 800 Feet

CASE: **ZON-36094**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36094 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

GK

ZON-36094 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing City Park on a 7.08 acre lot at 6320 Plaza Verde Place. The applicant is proposing a Rezoning from R-1 (Single Family Residential) to C-V (Civic). The existing zoning of R-1 (Single Family Residential) is not compatible with the existing PR-OS (Parks/Recreation/Open Space) land use designation. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) on the subject site. If denied, the zoning will remain inconsistent with the existing land use designation. Staff is recommending approval of the subject Rezoning application.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PR-OS (Parks/Recreation/Open Space).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
03/05/71	The Board of Commissioners approved a reclassification of property (Z-0021-71) generally located on the northeast corner of Smoke Ranch Road and Torrey Pines Boulevard from R-E (Residential Estates) to R-1 (Single Family Residential). Planning Commission and staff recommended approval.
09/16/71	The park was transferred to City ownership by means of dedication on the recorded subdivision map for Torrey Pines Park Unit 1.
Related Building Permits/Business Licenses	
03/27/07	A building permit (#7001304) was issued for Shade Structures at 6320 Plaza Verde Place. This permit was completed on 11/15/07.
Pre-Application Meeting	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Field Check	
10/15/09	Staff conducted a field inspection and noted a well maintained city park.

GK

Details of Application Request	
Site Area	
Net Acres	7.08

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	R-1 (Single Family Residential)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
A-O (Airport Overlay) District – 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This request would rezone the subject site from R-1 (Single Family Residential) to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation. As the kinds of uses allowed in the proposed C-V (Civic) zone, including the existing city park, are consistent with the existing PR-OS (Parks/Recreation/Open Space) land use designation, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

The proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The proposed Rezoning of the subject site will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed from Plaza Verde Place, a 51-foot Local Street. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 617

APPROVALS 0

PROTESTS 1

GK

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 6320 Plaza Verde Place

Project Name Existing CLV park **Proposed Use** No change

Assessor's Parcel #(s) 138-14-811-101 **Ward #** 5

General Plan: existing PR-OS proposed N/A **Zoning:** existing R-1 proposed C-V

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 7.08 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Andy Reed

Address 731 South 4TH Street **Phone:** 229.6882 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT M. Margo Wheeler, AICP **Contact** _____

Address 731 South 4TH Street **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name M. Margo Wheeler, AICP

Subscribed and sworn before me

This 17th day of September, 2009.

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-36094
Meeting Date:	11-19-09
Total Fee:	N/A
Date Received:*	9-18-09
Received By:	A Reed

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-36094** APN: 138-14-811-101

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: M. MARGO WHEELER, AICP

Name of Representative: ANDREW P. REED, AICP

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: [signature]

Print Name: _____

Subscribed and sworn before me

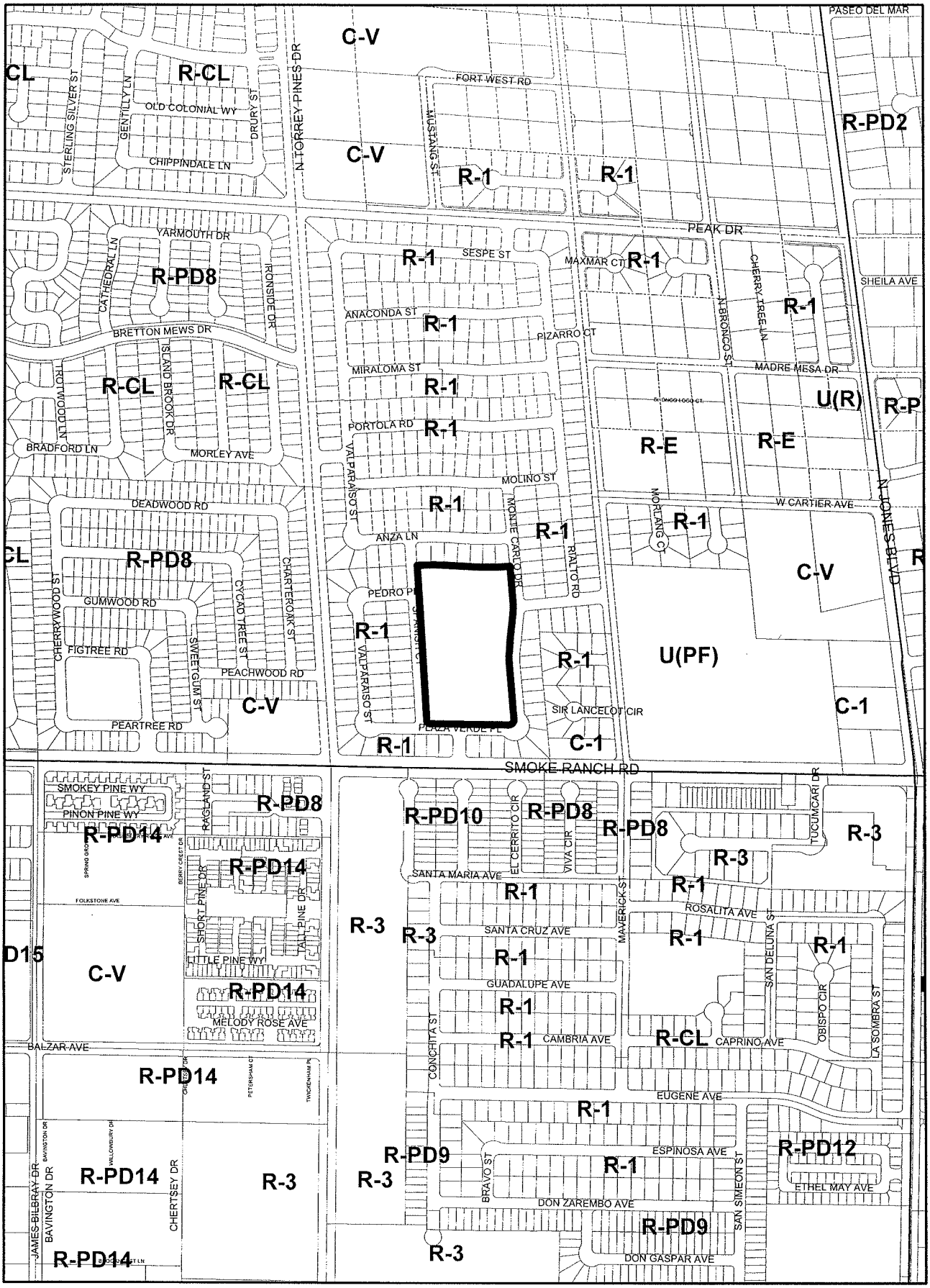
This 17th day of September, 2009

Teresa K Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59063-1 My Appointment Expires Sept. 14, 2011

REZONING



APN: 138-14-811-101

From R-1 to C-V

Data Current as of: September 21, 2009

ZON-36094

11/19/09 PC

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information Systems Planning & Development Dept 702-229-6301

PLANNING & DEVELOPMENT



ZON-36094 - APPLICANT/OWNER: CITY OF LAS VEGAS
6320 PLAZA VERDE PLACE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



ZON-36094 - APPLICANT/OWNER: CITY OF LAS VEGAS
6320 PLAZA VERDE PLACE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2009

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Application ZON-36094
Assessors Parcel Number 138-14-811-101

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882

Sincerely,

Andrew P. Reed

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning & Development Department

AR:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

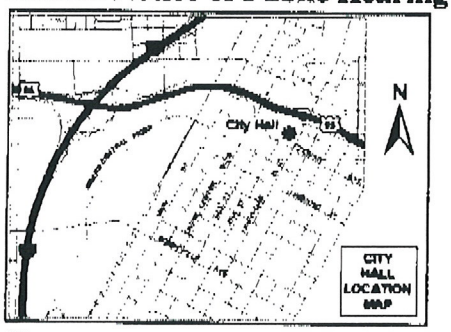
CITY OF LAS VEGAS NEVADA

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 NOV 05 2009
MAILED FROM ZIP CODE 89101

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-36094

Planning Commission Meeting of 11/19/2009

Case: ZON-36094
13814703006
BRUNO GARY WILLIAM
6131 BRONCO LOCO CT
LAS VEGAS NV 89108-3881

IAVOS11 A910A

RECEIVED
NOV - 9 2009

11P

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

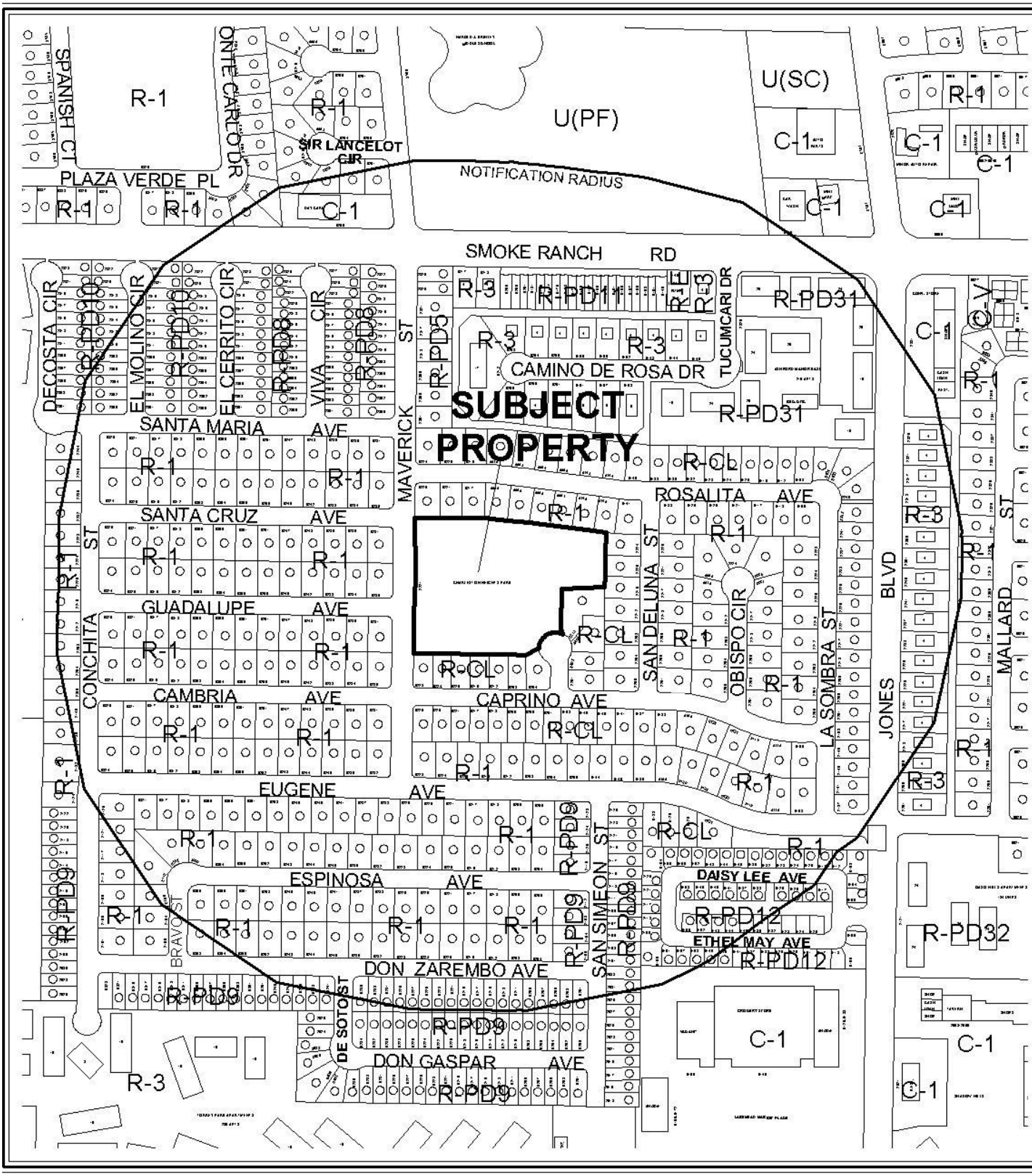
SUBJECT:
ZON-36095 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 3.92 acres at 2221 Maverick Street (APN 138-23-516-045), Ward 5 (Barlow)

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **ZON-36095**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 400 800 Feet

CASE: **ZON-36095**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36095 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

GK

ZON-36095 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing City Park on a 3.92 acre lot at 2221 Maverick Street. The applicant is proposing a Rezoning from R-1 (Single Family Residential) to C-V (Civic). The existing zoning of R-1 (Single Family Residential) is not compatible with the existing PR-OS (Parks/Recreation/Open Space) land use designation. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) on the subject site. If denied, the zoning will remain inconsistent with the existing land use designation. Staff is recommending approval of the subject Rezoning application.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PR-OS (Parks/Recreation/Open Space).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
12/03/75	City Council approved a rezoning (Z-0049-75) from R-E (Residential Estates) to R-1 (Single Family Residential) on property generally bounded by Jones Boulevard on the east, Smoke Ranch Road on the north, Lake Mead Boulevard on the south, and Torrey Pines Drive on the west. Planning Commission and staff recommended approval.
03/02/76	The park was transferred to City ownership by means of dedication on the recorded subdivision map for Charleston Heights Tract 51B.
Related Building Permits/Business Licenses	
06/27/96	A building permit was issued (96012934) for six shade structures. The permit was completed on 07/16/96.
05/14/07	A building permit was issued (7001574) for one shade structure. The permit was completed on 12/04/07.
Pre-Application Meeting	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Field Check	
10/15/09	Staff conducted a field inspection and noted a well maintained city park.

Details of Application Request	
Site Area	
Net Acres	3.92

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	R-1 (Single Family Residential)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residence	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
A-O (Airport Overlay) District – 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This request would rezone the subject site from R-1 (Single Family Residential) to C-V (Civic) and allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation. As the kinds of uses allowed in the proposed C-V (Civic) zone, including the existing city park, are consistent with the existing PR-OS (Parks/Recreation/Open Space) land use designation, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The proposed Rezoning of the subject site will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed from Maverick Street, a 60-foot Collector Street. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 546

APPROVALS 1

PROTESTS 0

GK

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 2221 Maverick St.

Project Name Existing CLV park **Proposed Use** No change

Assessor's Parcel #(s) 138-23-516-045 **Ward #** 5

General Plan: existing PR-OS proposed N/A **Zoning:** existing R-1 proposed C-V

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 3.92 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Andy Reed

Address 731 South 4TH Street **Phone:** 229.6882 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT M. Margo Wheeler, AICP **Contact** _____

Address 731 South 4TH Street **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name M. Margo Wheeler, AICP

Subscribed and sworn before me

This 17th day of September, 2009.

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-36095
Meeting Date:	11-19-09
Total Fee:	N/A
Date Received:*	9-18-09
Received By:	A Reed

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-36095** APN: 138-23-516-045

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: M. MARGO WHEELER, AICP

Name of Representative: ANDREW P. REED, AICP

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: [signature]

Print Name: _____

Subscribed and sworn before me

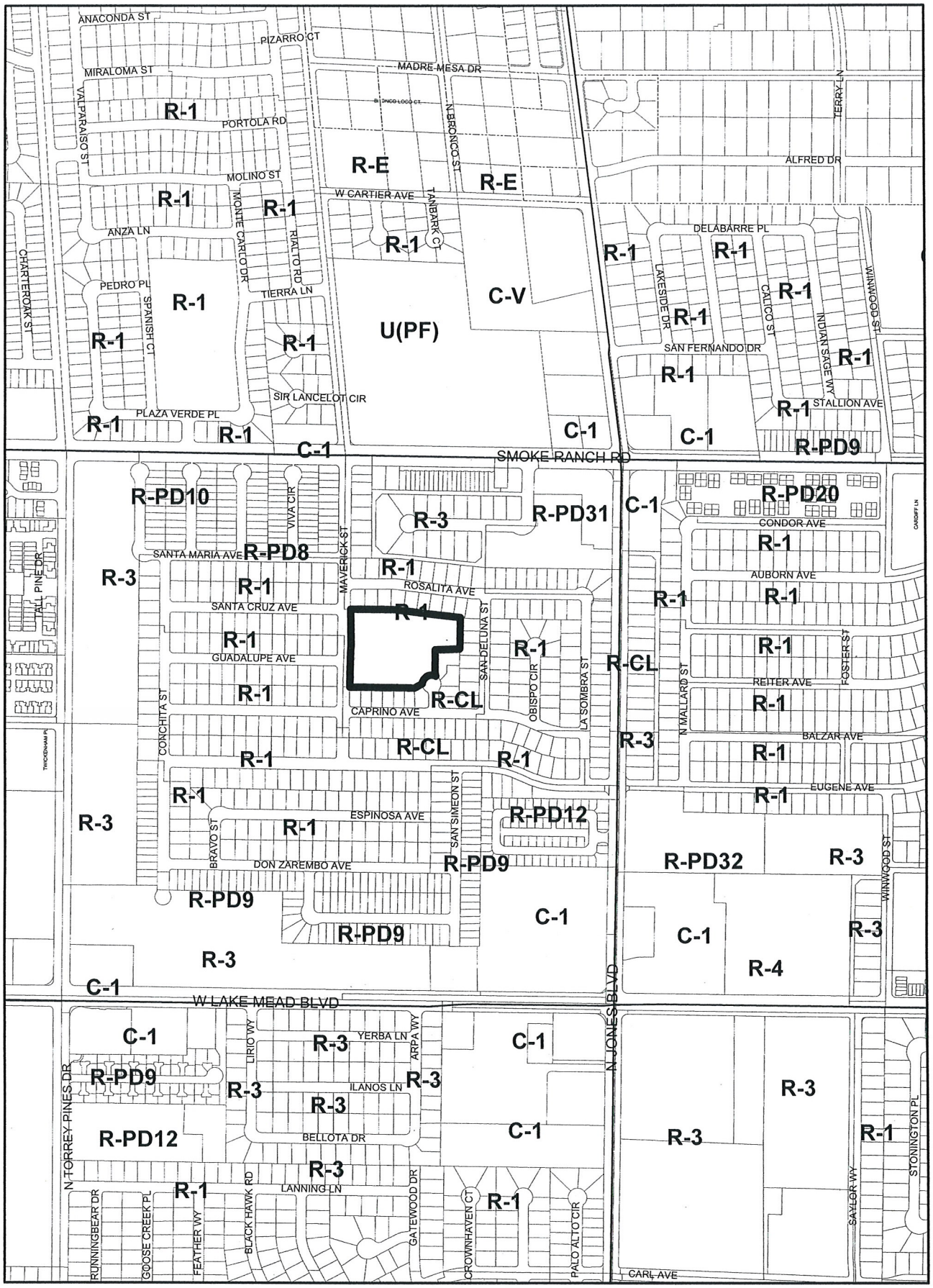
This 17th day of September, 2009

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

REZONING



ZON-36095
11/19/09 PC

APN: 138-23-516-045
From R-1 to C-V
Data Current as of: September 21, 2009

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept; 702-229-6301

PLANNING & DEVELOPMENT

RECEIVED
SEP 23 2009



ZON-36095 - APPLICANT/OWNER: CITY OF LAS VEGAS
2221 MAVERICK STREET
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2009

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Application ZON-36095
Assessors Parcel Number 138-23-516-045

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882

Sincerely,

Andrew P. Reed

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning & Development Department

AR:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

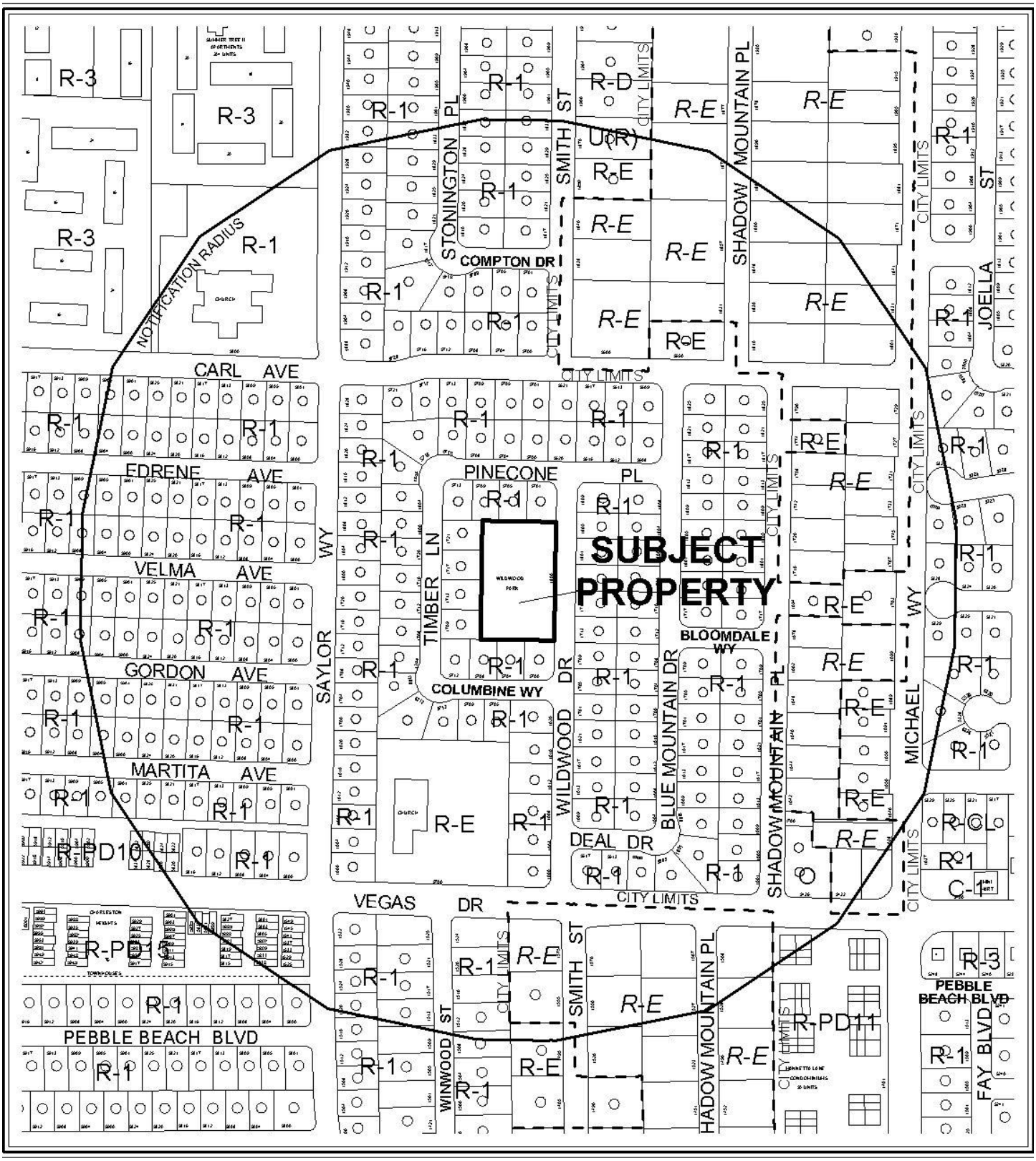
SUBJECT:
ZON-36096 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.25 acres at 1800 Wildwood Drive (APN 138-24-413-001), Ward 5 (Barlow)

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards

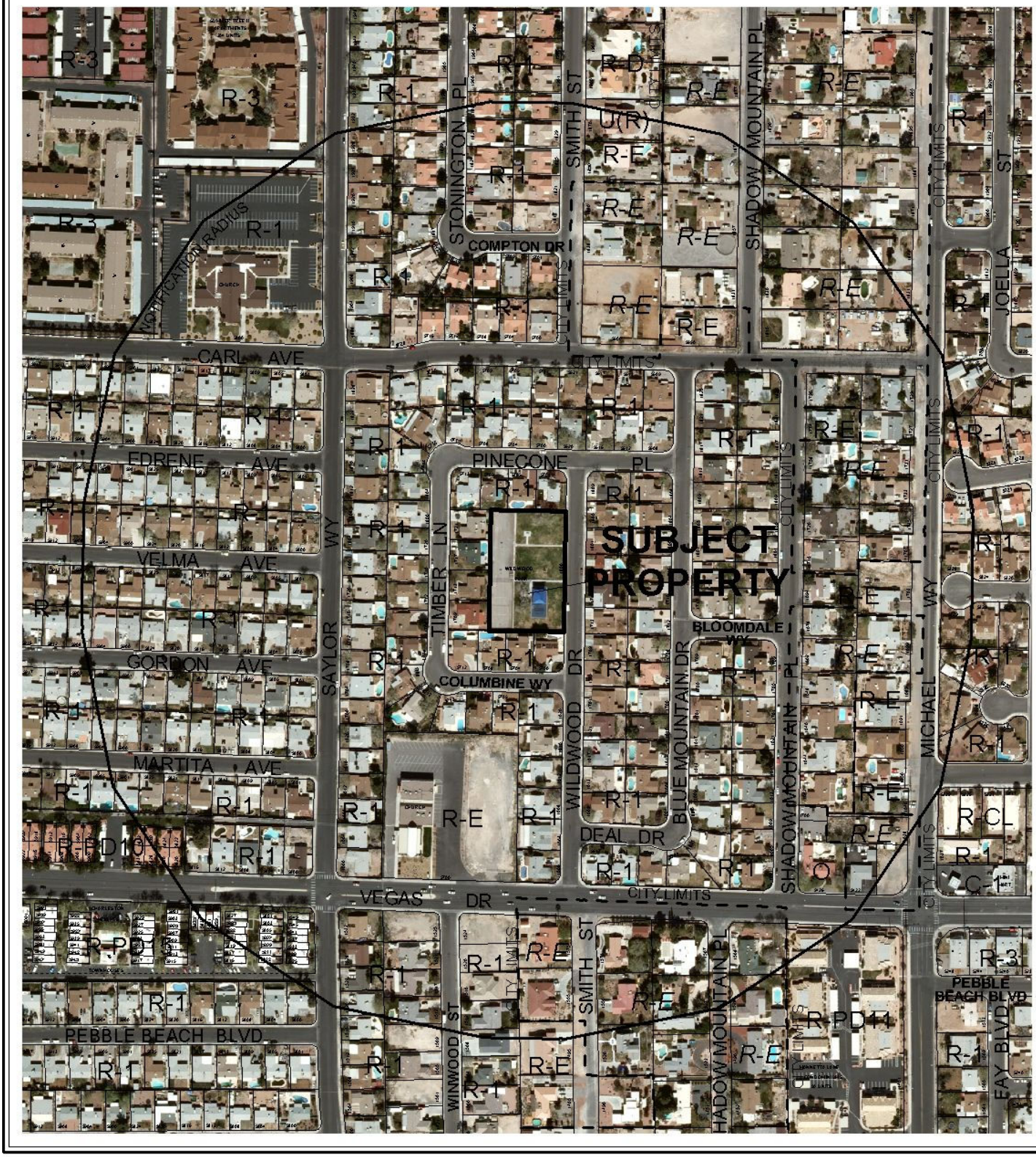


CASE: **ZON-36096**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **ZON-36096**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36096 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

GK

ZON-36096 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing City Park on a 1.25 acre lot at 1800 Wildwood Drive. The applicant is proposing a Rezoning from R-1 (Single Family Residential) to C-V (Civic). The existing zoning of R-1 (Single Family Residential) is not compatible with the existing PR-OS (Parks/Recreation/Open Space) land use designation. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) on the subject site. If denied, the zoning will remain inconsistent with the existing land use designation. Staff is recommending approval of the subject Rezoning application.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PR-OS (Parks/Recreation/Open Space).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
09/26/62	The Board of Commissioners approved an Annexation (A-0013-62) of property generally located north of Vegas Drive, east of Jones Boulevard, west of Michael Way, and south of Carl Avenue. Planning Commission and staff recommended approval.
04/19/72	The Board of Commissioners approved a Rezoning (Z-0019-72) from R-E (Residential Estates) to R-1 (Single Family Residential). Planning Commission and staff recommended approval.
01/23/73	The park was transferred to City ownership by means of dedication on the recorded subdivision map for Wildwood Unit 2A.
Related Building Permits/Business Licenses	
04/17/07	A building permit was issued (7001312) for shade structures at the city park. The permit was completed on 11/27/07.
Pre-Application Meeting	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Field Check	
10/15/09	Staff conducted a field inspection and noted a well maintained city park.

Details of Application Request	
Site Area	
Net Acres	1.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	R-1 (Single Family Residential)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
A-O (Airport Overlay) District – 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This request would rezone the subject site from R-1 (Single Family Residential) to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation. As the kinds of uses allowed in the proposed C-V (Civic) zone, including the existing city park, are consistent with the existing PR-OS (Parks/Recreation/Open Space) land use designation, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The proposed Rezoning of the subject site will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designations.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed from Wildwood Drive, a 51-foot Local Street. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 469

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 1800 Wildwood Dr.

Project Name Existing CLV park **Proposed Use** No change

Assessor's Parcel #(s) 138-24-413-001 **Ward #** 5

General Plan: existing PR-OS proposed N/A **Zoning:** existing R-1 proposed C-V

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.25 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Andy Reed

Address 731 South 4TH Street **Phone:** 229.6882 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT M. Margo Wheeler, AICP **Contact** _____

Address 731 South 4TH Street **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name M. Margo Wheeler, AICP

Subscribed and sworn before me

This 17th day of September, 2009.

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

FOR DEPARTMENT USE ONLY

Case #	ZON-36096
Meeting Date:	11-19-09
Total Fee:	N/A
Date Received:*	9-18-09
Received By:	AReed

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-36096** APN: 138-24-413-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: M. MARGO WHEELER, AICP

Name of Representative: ANDREW P. REED, AICP.

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: [signature]

Print Name: _____

Subscribed and sworn before me

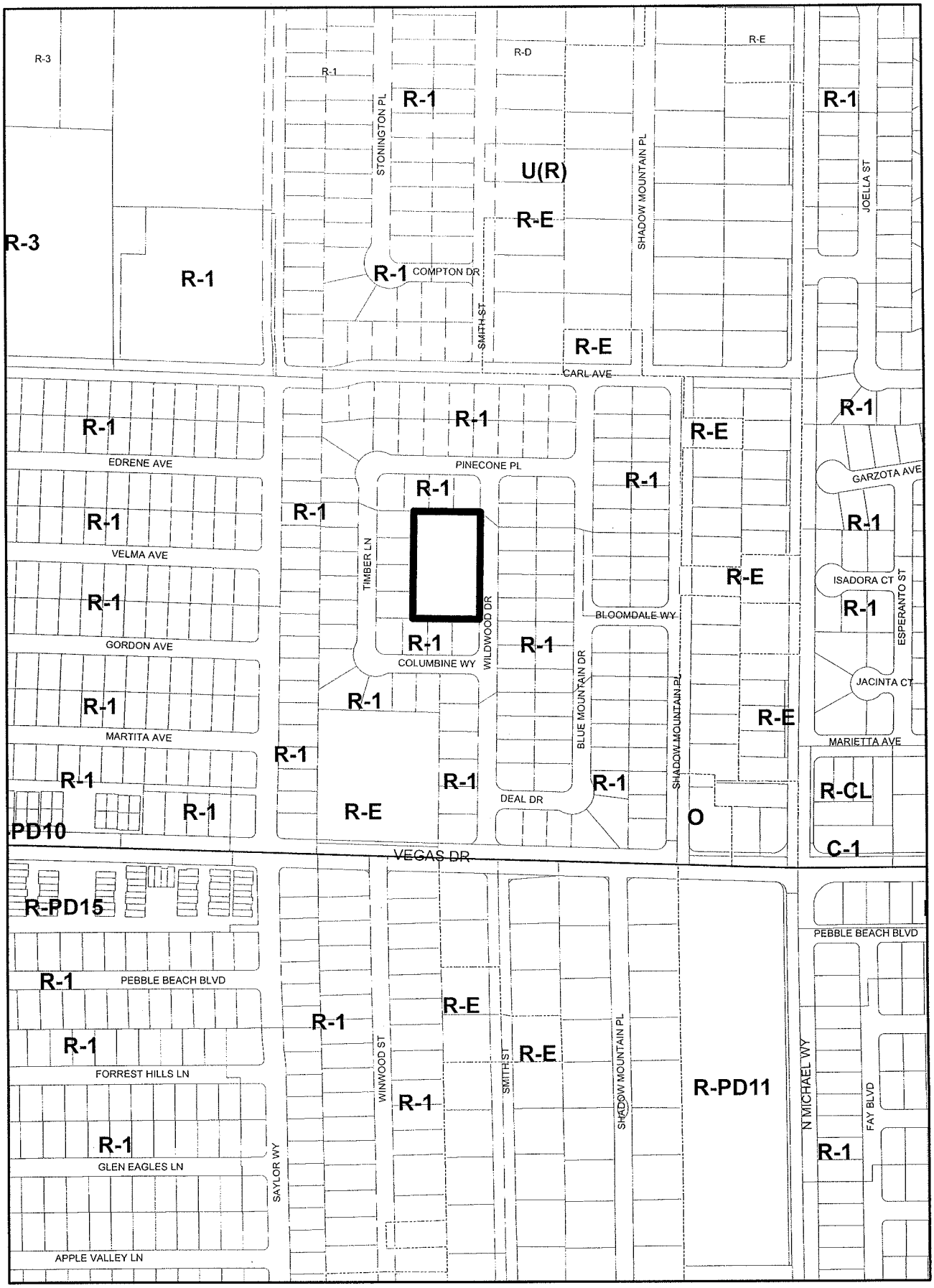
This 17th day of September, 2009

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

REZONING



ZON-36096
11/19/09 PC

APN: 138-24-413-001
From R-1 to C-V

Data Current as of: September 21, 2009

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301

PLANNING & DEVELOPMENT



ZON-36096 - APPLICANT/OWNER: CITY OF LAS VEGAS
1800 WILDWOOD DRIVE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



ZON-36096 - APPLICANT/OWNER: CITY OF LAS VEGAS
1800 WILDWOOD DRIVE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

PLANNING & DEVELOPMENT
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TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2009

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Application ZON-36096
Assessors Parcel Number 138-24-413-001

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882

Sincerely,

Andrew P. Reed

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning & Development Department

AR:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

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

PRESORTED FIRST CLASS

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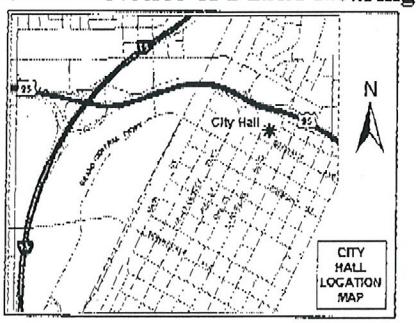
MAILED FROM ZIPCODE 89101

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-36096

Planning Commission Meeting of 11/19/2009

Case: ZON-36096

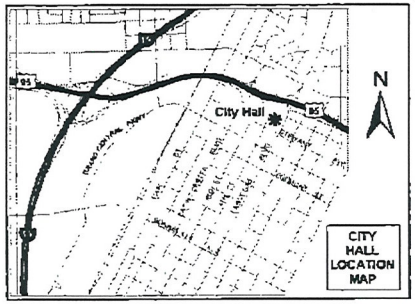
13824413011
SHANNAN CURTIS J
1720 TIMBER LN
LAS VEGAS NV 89108-2421

RECEIVED
NOV 10 2009

13P

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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ZON-36096

Planning Commission Meeting of 11/19/2009

PRESORTED FIRST CLASS

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Case: ZON-36096
13824413026
WATSON KATHY & GARY WILLIAM
1717 WILDWOOD DR
LAS VEGAS NV 89108-2450

IAVDS11 89108

RECEIVED NOV - 9 2009

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PAGE 01 KIMBROUGH 11/07/2009 12:07 6312204

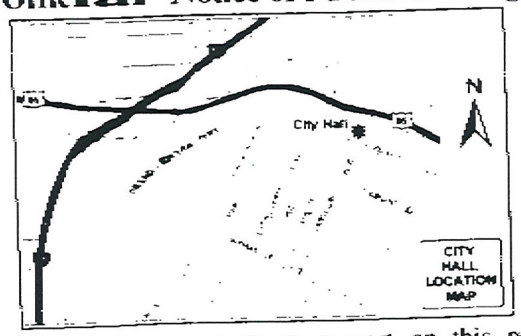
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101 - 2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE $ 00.41

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.

ZON-36096

Planning Commission Meeting of 11/19/2009

Case: ZON-36096
13824413009
KIMBROUGH FAMILY TRUST 1994
1721 TIMBER LN
LAS VEGAS NV 89108-2420

IAUDS11 89108

RECEIVED
NOV - 9 2009

131

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

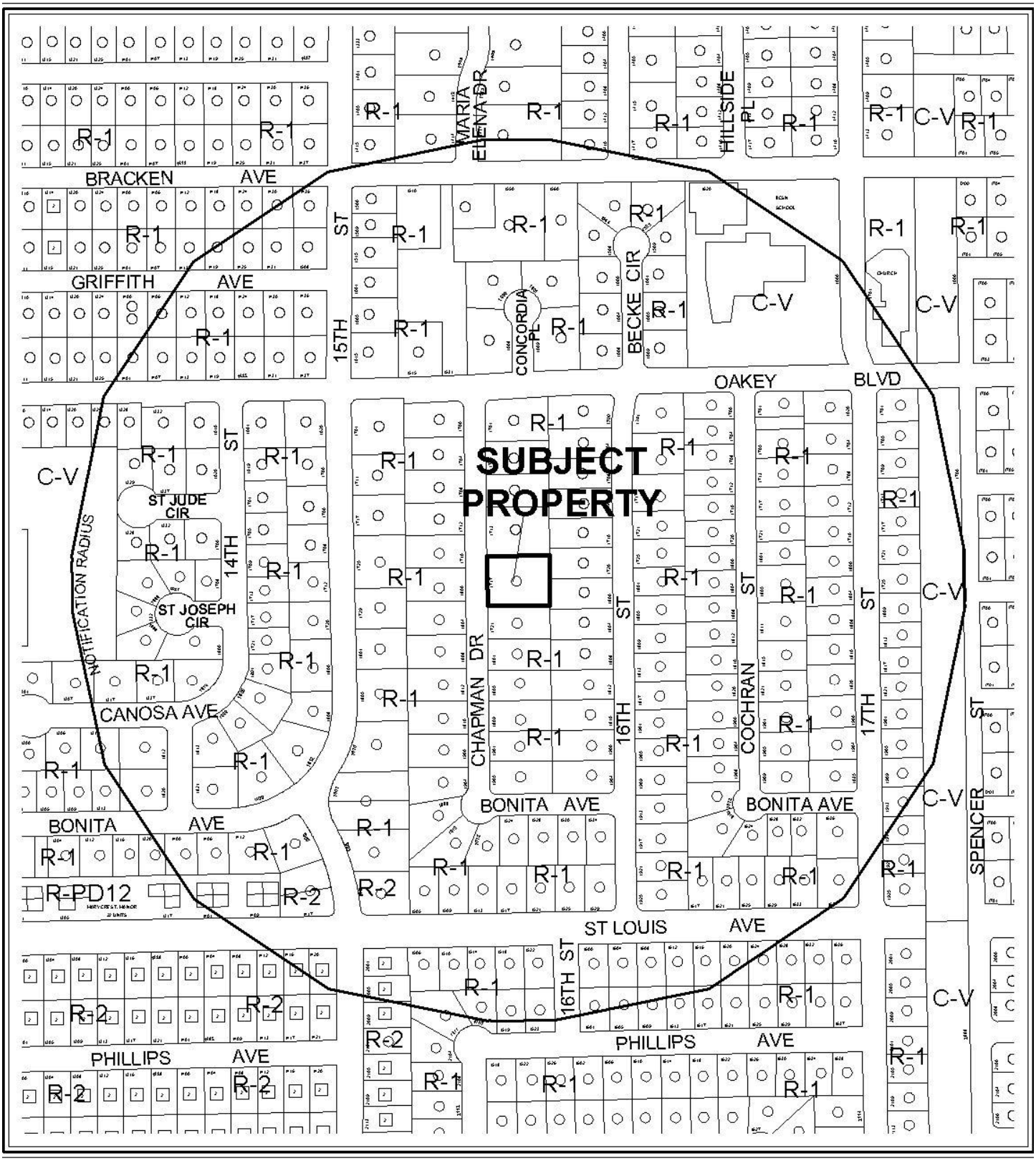
SUBJECT:
VAR-36271 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DINO MARINO - Request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 327 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.42 acres at 1717 Chapman Drive (APN 162-02-312-063), R-1 (Single Family Residential) Zone, Ward 3 (Reese)

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**7**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Petition and Support Postcards



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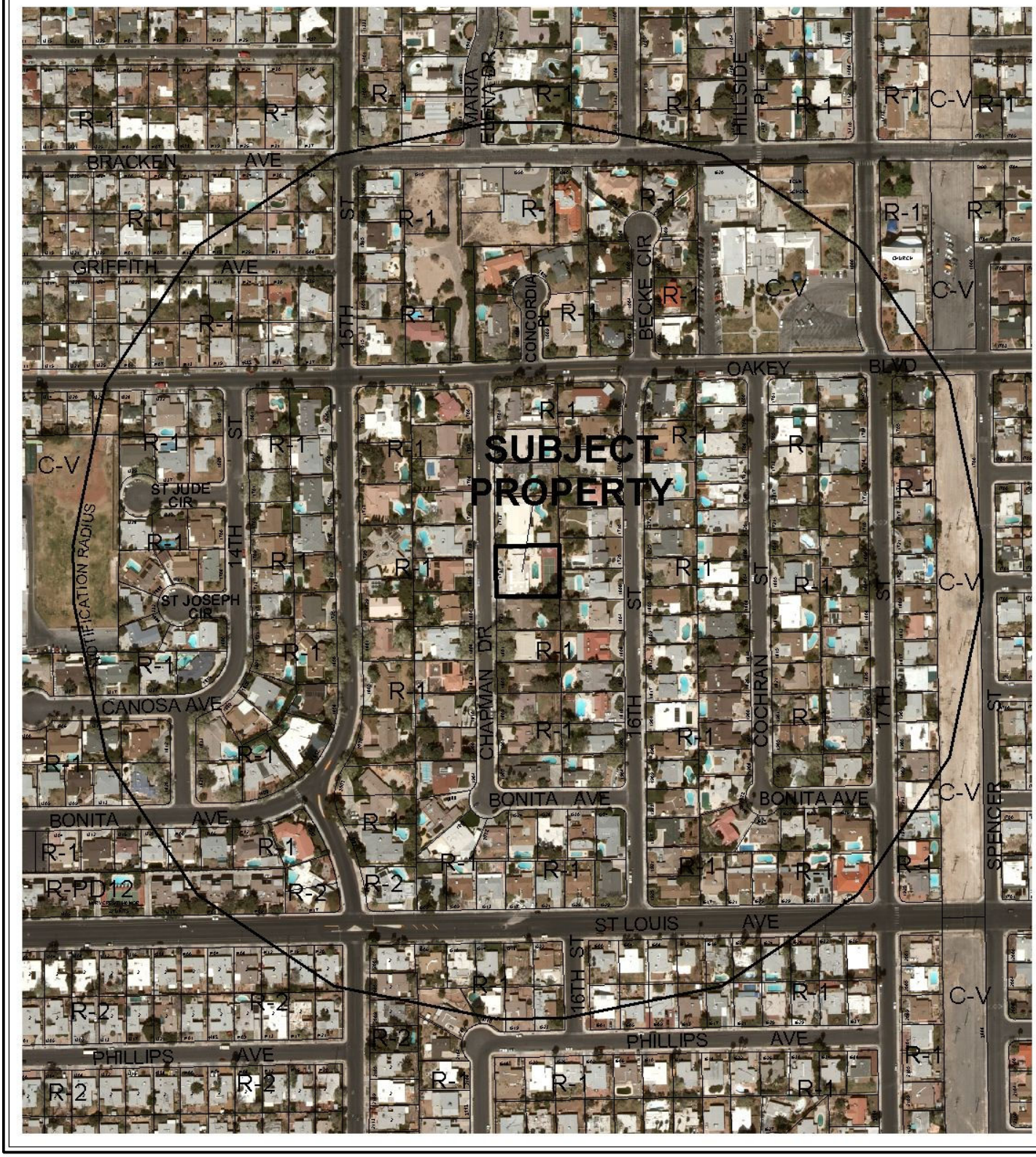
CASE: **VAR-36271**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 300 600 Feet

CASE: **VAR-36271**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36271 - APPLICANT/OWNER: DINO MARINO

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

2. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222.

VAR-36271 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a 14-foot front yard setback, where a 20-foot front yard setback is the minimum required at 1717 Chapman Drive. The applicant is proposing to build a garage addition on the front of the residence that will encroach six feet into the required 20-foot front yard setback of the property. Staff cannot support this Variance request, as the applicant has not provided compelling evidence of a unique or extraordinary circumstance, and has created a self-imposed hardship by proposing to overbuild the site; therefore, staff is recommending denial of this request. If this application is denied, the subject site will remain in its existing condition.

ISSUES

- The applicant's hardship is self-preferential in that the physical design of the property does not hinder the placement of an addition to the existing structure such that code requirements for setbacks cannot be met.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
No City Actions have been issued for the subject property.	
Related Building Permits/Business Licenses	
06/10/05	A Building Permit (#44641) was issued for a Hot Water Heater at 1717 Chapman Drive. The permit was expired on 12/08/05.
Pre-Application Meeting	
09/24/09	A pre-application meeting with the applicant was held where elements of submitting a Variance were discussed topics included: • Application Materials and Documents • Meeting Dates and Deadlines
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
10/15/09	During a routine site inspection, staff observed a well maintained single-family residence.

JB

Details of Application Request	
Site Area	
Gross Acres	0.41 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – (200 Feet)	X		Y
Trails		X	N/A
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 development standards set forth in Title 19.08

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	20 Feet	14 Feet	N
• Side (North)	5 Feet	5 Feet	Y
• Side (South)	5 Feet	10 Feet	Y
• Rear	15 Feet	70 Feet	Y

ANALYSIS

Title 19.08.040, Table 1 requires a front yard setback of 20 feet in the R-1 (Single-Family Residential) zoning district. The placement of the proposed building addition is six feet closer to the front property line than allowed by code, a 30 percent deviation. The applicant has indicated that the proposed garage expansion is intended to create additional space for vehicle storage, and will not create any habitable space. However, the size and shape of the lot do not hinder conformance with the front yard setback requirement. Staff cannot support this Variance request as the applicant has not provided compelling evidence of a unique or extraordinary circumstance, and has created a self-imposed hardship by proposing to overbuild the site; therefore, 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. The size and shape of the lot do not hinder conformance with the front yard setback standard. The applicant has created a self-imposed hardship by locating a proposed building addition to a single family dwelling within the required front yard setback area. Relocating the proposed structure at least 20 feet from the front property line would allow conformance to 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 304

APPROVALS 7

PROTESTS 0

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 1717 CHAPMAN DRIVE

Project Name MARINO GARAGE ADDITION **Proposed Use** GARAGE ADDITION

Assessor's Parcel #(s) 162-02-312-063 **Ward #** _____

General Plan: existing L proposed — **Zoning:** existing R1 proposed —

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DINO MARINO **Contact** DINO MARINO

Address 1717 CHAPMAN DRIVE **Phone:** 460-0394 **Fax:** 791-0977

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address DMARINO@LOAD-N-GO.COM

APPLICANT DINO MARINO **Contact** DINO MARINO

Address SAME **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE Self **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name DINO M. MARINO

Subscribed and sworn before me

This 5 day of Sept, 20 09.

_____

Clark County, Nevada

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MAX KOSTINER
No: 92-2881-1
My Appointment Expires Mar. 14, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR 36271
Meeting Date:	11.19.09
Total Fee:	$830.-
Date Received:*	10.5.09
Received By:	HA

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36271** APN: 162-02-312-063

Name of Property Owner: Dino M. Marino

Name of Applicant: Dino M. Marino

Name of Representative: Dino M. Marino

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** ☒ **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: Dino M. Marino

Print Name: Dino M. Marino

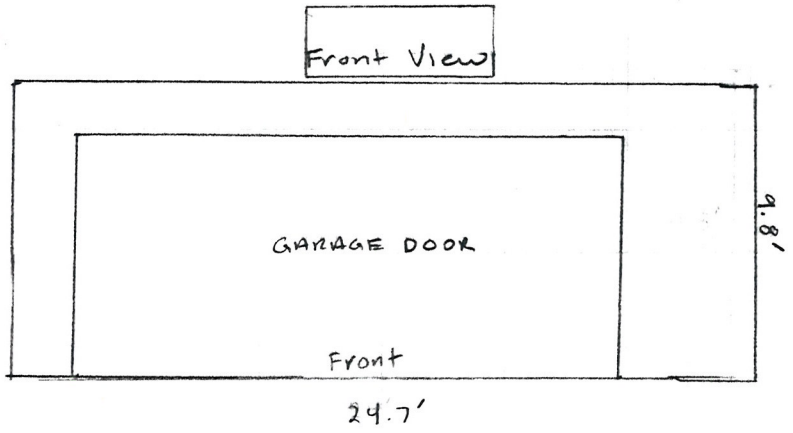
Subscribed and sworn before me

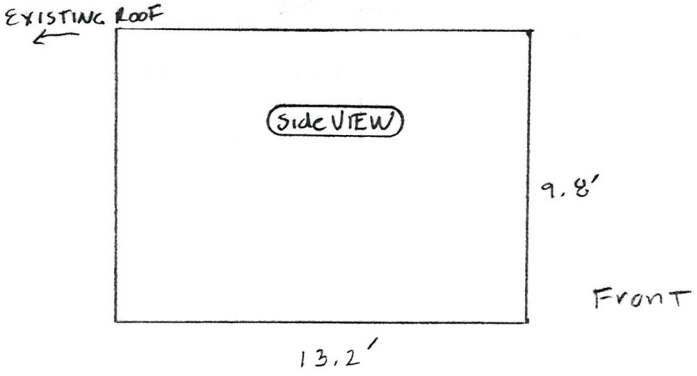
This 5 day of Sept., 2009

Notary Public in and for said County and State

Clark County, Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MAX KOSTINER
No: 92-2881-1
My Appointment Expires Mar. 14, 2012





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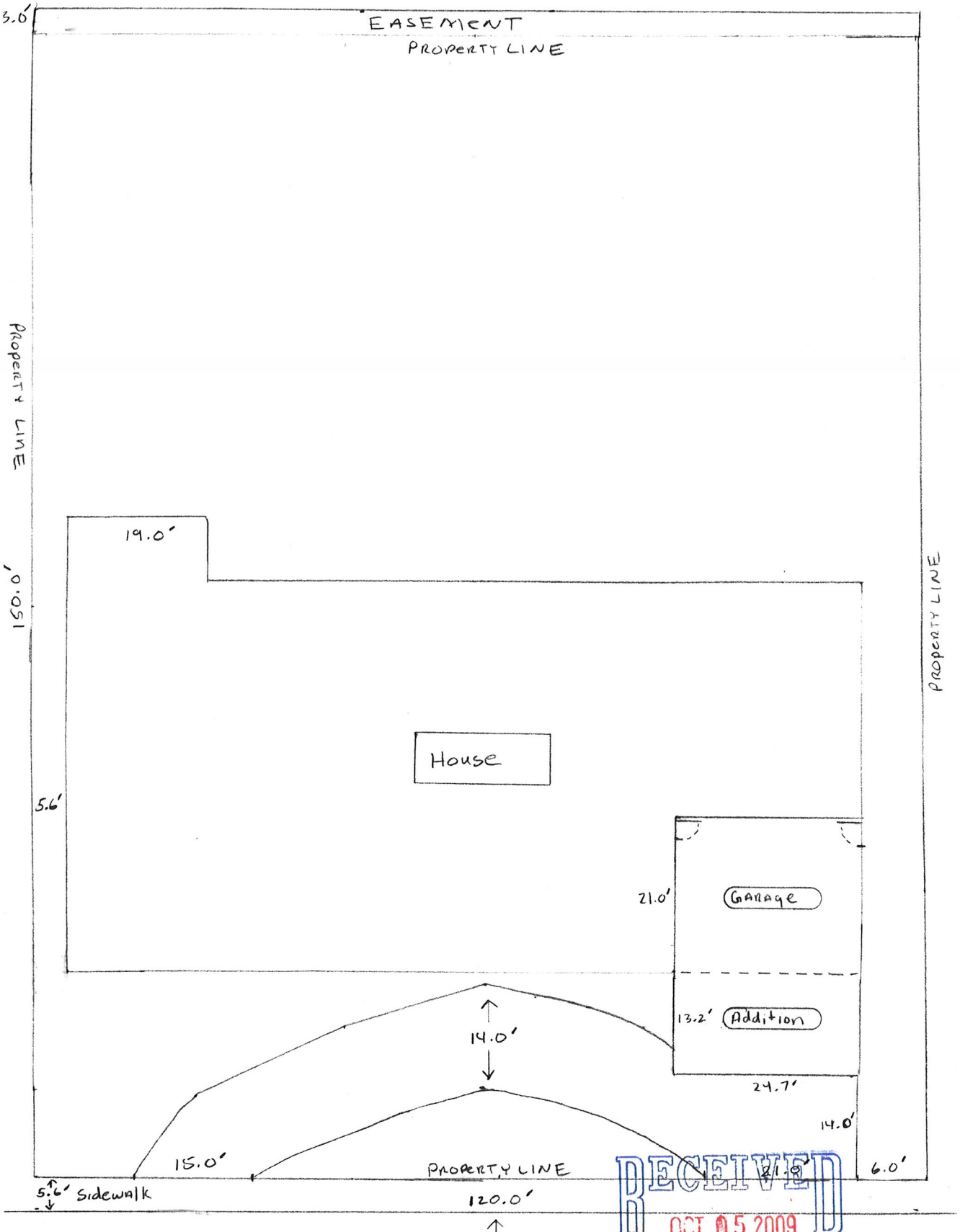
PLAT BOOK 5 Page 4
PT LOT 5 BLOCK 2 LOT 6
SEC 02 TWP 21 RNG 61

Dimom Marino Residence
1717 CHAPMAN DRIVE
LAS VEGAS NEVADA 8910?

RECEIVED
OCT 05 2009

VAR-36271
11/19/09 PC



PLAT Book 5 Page 4
PT LOT 5 BLOCK 2 + LOT 6
SEC 02 TWP 21 RNG 61

RECEIVED
OCT 05 2009

VAR-36271
11/19/09 PC

Dino Marino Residence
1717 CHAPMAN DR
LAS Vegas NV 89104


RECEIVED
OCT 05 2009
VAR-36271
11/19/09 PC



VAR-36271 - APPLICANT/OWNER: DINO MARINO
1717 CHAPMAN DRIVE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



VAR-36271 - APPLICANT/OWNER: DINO MARINO
1717 CHAPMAN DRIVE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



VAR-36271 - APPLICANT/OWNER: DINO MARINO
1717 CHAPMAN DRIVE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

Variance Letter

Dear Planning Board,

The home is situated in a mature Las Vegas neighborhood of custom homes which is approximately 55 years old. I was born and raised on this street. I am requesting to extend my two car garage and I am asking for a variance from 20 feet to 14 feet. I wish to house all of my cars in the garage for the safety of the vehicles due to my extensive travel schedule away from the home and would like the cars in an alarmed garage. I am a single gentleman living in a 6600+square foot home and do not plan on converting the garage into any living area garage. I have asked and received approval from the neighbors on each side of my home and the neighbor across the street.

With this addition I still have six additional parking spaces for visitors that come to my home from my circular driveway.

I ask for your favorable approval of my request,

Dino M. Marino

1717 Chapman Drive

Las Vegas Nevada 89104

RECEIVED
OCT 05 2009

VAR-36271
11/19/09 PC

I am aware of that Dino M. Marino at 1717 Chapman Drive Las Vegas is seeking a variance in the set back from the street of the required 20 feet to 14 feet. I have signed below to give our approval of the addition to his home of the expansion of his garage.

Richard A. Lobach — RICHARD A. LOBACH

Signature — Print

1721 CHAPMAN DR, LV, NV 89104

Address 1800 CHAPMAN LV NV 89104

James Porcelli — JAMES PORCELLI

Signature — Print

Address 1800 CHAPMAN LV NV 89104

Chris Zampino — CHRIS ZAMPINO

Signature — Print

Wyat Trust Michael W. Wyat

Address 1713 Chapman Dr 89104

Signature — Print

Address

Signature — Print

Address

RECEIVED
OCT 05 2009

3A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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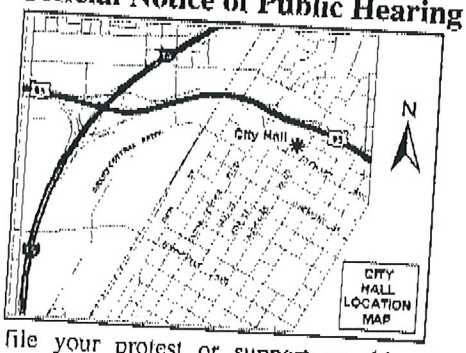
NOV 05 2009
MAILED FROM ZIP CODE 89101

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.

[redacted] I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36271

Planning Commission Meeting of 11/19/2009

16202312014 Case: VAR-36271
MARINO GLADYS M REVOCABLE TRUST
1912 CHAPMAN DR
LAS VEGAS NV 89104-3531

89104

RECEIVED
NOV 10 2009

14A

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

PRESORTED FIRST CLASS

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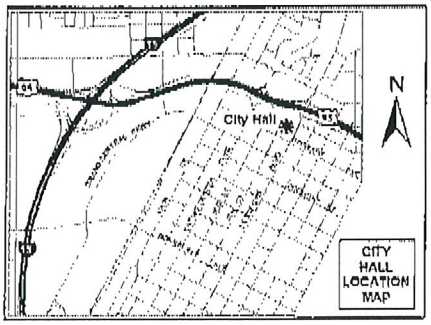
Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36271

Planning Commission Meeting of 11/19/2009

Case: VAR-36271
16202311055
GRAY GARY & GIUNCHIGLIANI C TR
1717 S 15TH ST
LAS VEGAS NV 89104-3102

RECEIVED
NOV 10 2009

14A

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
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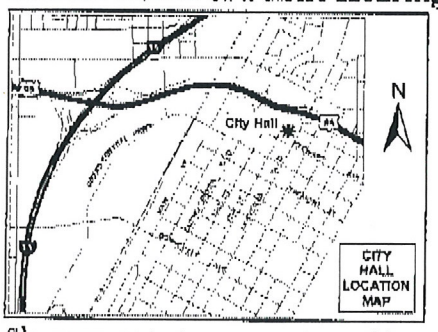
Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36271

Planning Commission Meeting of 11/19/2009

Case: VAR-36271
16202312066
BUTERA SAM & VERA TRS
1705 CHAPMAN DR
LAS VEGAS NV 89104-3516

RECEIVED
NOV 10 2009

14A

11/06/2009 10:54 702-735-8829 KIRK WOOLLEY PAGE 01

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

PRESORTED
FIRST CLASS

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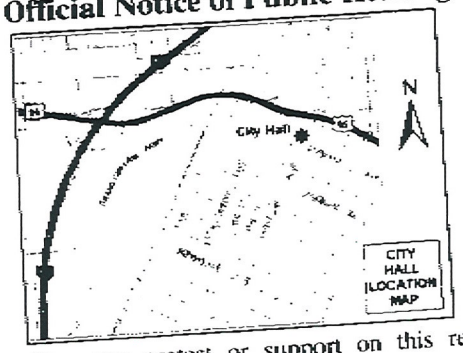
Return Service Requested

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-36271

Planning Commission Meeting of 11/19/2009

Case: VAR-36271

16202311009
WOOLEY KIRK & KAY
1700 S 14TH ST
LAS VEGAS NV 89104-3122

IAVDS11 89104

RECEIVED
NOV - 9 2009

4-41

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

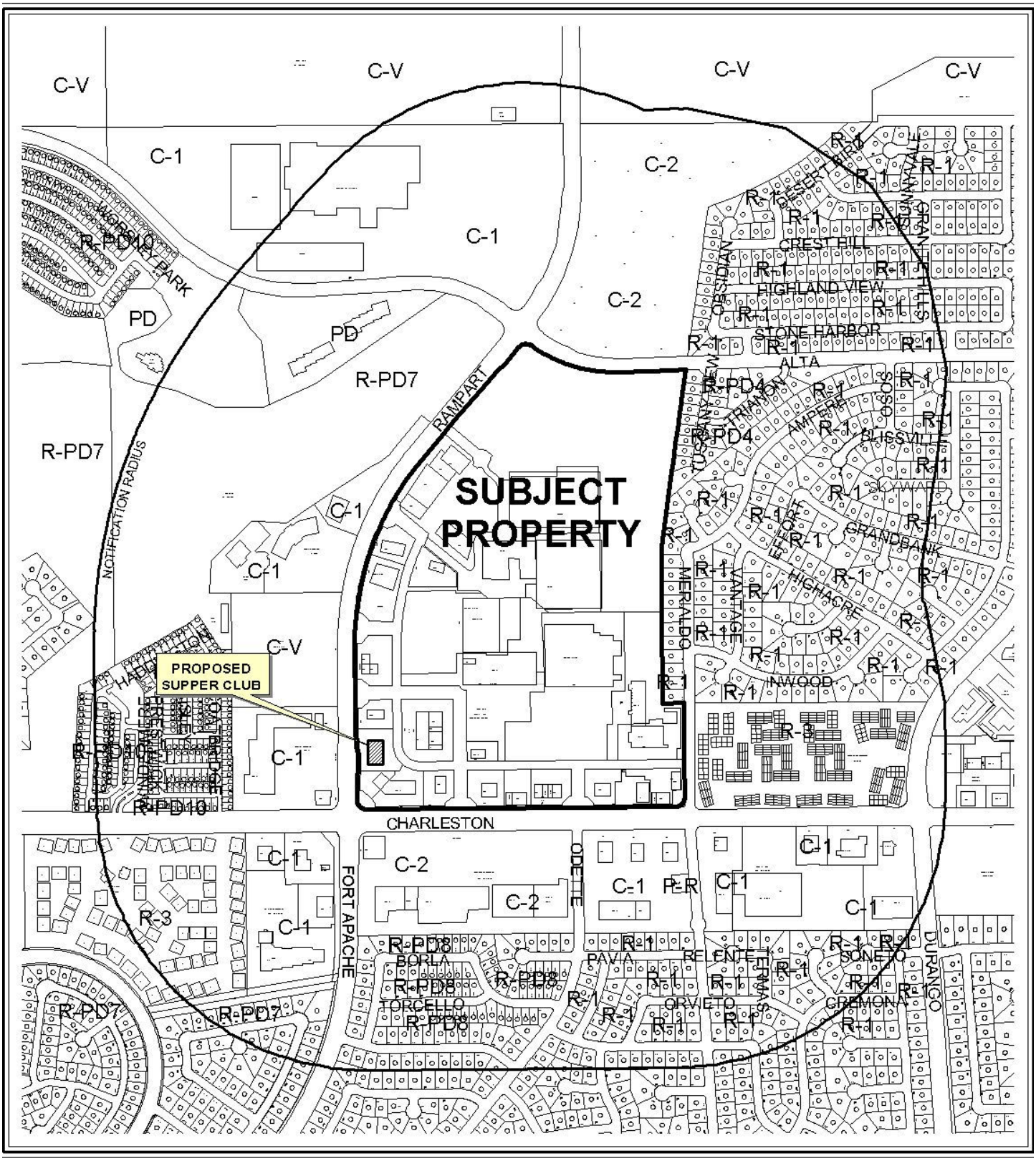
SUBJECT:
SUP-36172 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: G.L. DRAGON, LLC - Request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT SUPPER CLUB IN A FORMER SUPPER CLUB at 1050 South Rampart Boulevard (APN 138-32-412-024), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

IF APPROVED, C.C.: 12/16/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

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



CASE: **SUP-36172**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND C-1 (LIMITED COMMERCIAL)



0 500 1000 Feet

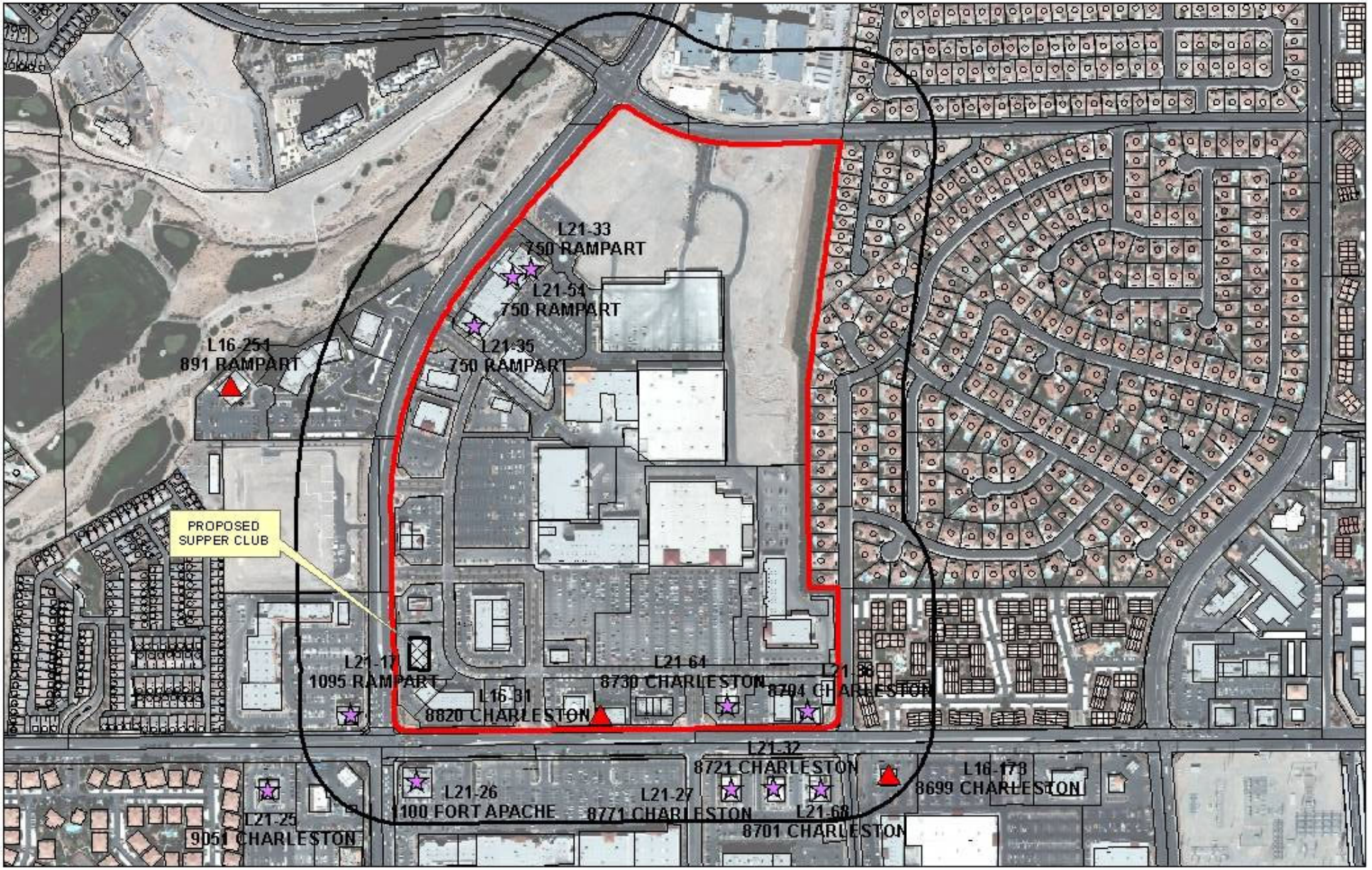
CASE: **SUP-36172**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND C-1 (LIMITED COMMERCIAL)

N



SUP-36172

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36172 - APPLICANT/OWNER: G.L. DRAGON, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.010 for a Supper Club use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-36172 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 7,800 square-foot Supper Club at 1050 South Rampart Boulevard. The subject site was previously utilized as a Supper Club, and is located within an existing 641,664 square-foot Shopping Center (Boca Park). The Boca Park shopping center is capable of accommodating a variety of uses, and the addition of a Supper Club within this center is compatible with the existing and future surrounding land uses; therefore, staff recommends approval of this request. If this application is denied, a supper club use will not be allowed at the site.

ISSUES

- The proposed use complies with all Title 19 Zoning Code requirements and can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses; therefore, staff is recommending approval of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
05/20/81	The City Council approved a request for a Rezoning (Z-0034-81) from N-U (Non-Urban) to R-1 (Single-Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-MHP (Residential Mobile / Manufactured Home Park), R-PD7 (Residential Planned Development – Seven Units per Acre), R-PD8 (Residential Planned Development – Eight Units per Acre), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) on property generally located north of Sahara Avenue, south of Westcliff Drive, west of Durango Drive, and east of Hualapai Way. [Note: portions of this tract have been over-zoned by subsequent Peccole Ranch Master Plan cases]. The Planning Commission recommended approval of the request.
04/07/82	The City Council approved a request for a Rezoning (Z-0010-82) from N-U (Non-Urban) [under resolution of intent to C-2 (General Commercial) and R-3 (Limited Multiple Residences)] to C-2 (General Commercial) and R-3 (Limited Multiple Residences) on property generally located on the north side of Charleston Boulevard, west of Durango Drive. The Planning Commission recommended approval of the request.
11/16/88	The City Council approved a request for a Rezoning (Z-0104-88) from N-U (Non-Urban) [under resolution of intent to R-MHP (Residential Mobile / Manufactured Home Park) to R-1 (Single-Family Residential). The Planning Commission recommended approval of the request.

09/02/92	The City Council approved a request for a Rezoning (Z-0030-92) from N-U (Non-Urban) (under Resolution of Intent to R-1 (Single-Family Residential), C-1 (Limited Commercial), and C-2 (General Commercial) to R-1 (Single Family Residence) and C-1 (Limited Commercial) on property located on the east side of Rampart Boulevard, between Charleston Boulevard and Alta Drive. The Planning Commission recommended approval of the request.
04/27/98	The City Council approved a request for a Rezoning (Z-0012-98) on property located on the southeast corner of Rampart Boulevard and Alta Drive, from: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial) to: PD (Planned Development) proposed use: 248 room, five-story, non-gaming hotel, 650 seat amphitheater, 535,200 square foot retail, 57,600 square foot office, 125 unit condominium complex, a four-story parking garage, and a six-story parking garage, size: 47.4 acres. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review [Z-30-92(5)] for a proposed 433,240 square-foot Retail Shopping Center including 21 retail pad sites (phase 1) on property located on the northeast corner of Rampart Boulevard and Charleston Boulevard. The Planning Commission recommended approval of the request.
02/22/99	The City Council approved a request for a Special Use Permit (U-1070-98) for Package Liquor Sales in conjunction with a proposed 15,980 square-foot Drug Store on property located on the east side of Rampart Boulevard, approximately 1,120 feet north of Charleston Boulevard. The Planning Commission recommended approval of the request.
06/14/99	At the City Council meeting a request for a Special Use Permit (U-0043-99) for Off-Premise Sale of Beer and Wine in conjunction with a proposed 6,080 square-foot Convenience Store/ Fast Food Restaurant on property located at the northeast corner of Charleston Boulevard and Rampart Boulevard was withdrawn without prejudice. The Planning Commission recommended denial of the request.
11/18/99	The Planning Commission approved a request for a Site Development Plan Review [Z-0030-92(8)] for a proposed Fast Food Restaurant with Drive-Through in conjunction with a Retail / Restaurant building on property located on the east side of Rampart Boulevard and the north side of Charleston Boulevard. This case number was reassigned to Z-0030-92(11).
01/04/00	The Planning and Development Department approved a request for a Site Development Plan Review [Z-0030-92(11)] for a proposed Fast Food Restaurant with Drive-Through in conjunction with a Retail / Restaurant building on property located on the east side of Rampart Boulevard and the north side of Charleston Boulevard.

01/05/00	The City Council approved a request for a Special Use Permit (U-0116-99) for the Off-Premise Sale of Beer and Wine in conjunction with a supermarket on property located at 810 S. Rampart Boulevard. The Planning Commission recommended approval of the request.
01/12/00	The Planning and Development Department approved a request for a Site Development Plan Review [Z-30-92(13)] for a proposed 8,500 square-foot Retail Center on property located on the northeast corner of Charleston Boulevard and Rampart Boulevard.
02/16/00	The Planning and Development Department approved a request for a Site Development Plan Review [Z-30-92(12)] for a proposed 720 square-foot Temporary Bank Facility on property located on the northeast corner of Charleston Boulevard and Rampart Boulevard.
04/18/01	The City Council approved a request for a Master Sign Plan Review [Z-0012-98(3)] for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III).
07/05/01	The City Council approved a request for a Special Use Permit (U-0054-01) for a 6,218 square foot Supper Club on 1.15 acres on the east side of Rampart Boulevard, approximately 220 feet north of Charleston Boulevard within Boca Park Phase 1. The Planning Commission recommended approval of the request.
08/01/01	The City Council approved a request for a Special Use Permit (U-0068-01) for a proposed Supper Club on the north side of Charleston Boulevard, approximately 1,300 feet east of Rampart Boulevard. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review [Z-0030-92(20)] for a proposed Supper Club on the north side of Charleston Boulevard, approximately 1,300 feet east of Rampart Boulevard. The Planning Commission recommended approval of the request.
03/25/04	At the Planning Commission meeting a request for a Special Use Permit (SUP-3717) for a Night Club at 1050 South Rampart Boulevard was withdrawn without prejudice at the applicants' request.
04/06/05	The City Council approved a request for a Special Use Permit (SUP-5859) for a proposed Supper Club at 1050 South Rampart Boulevard. The Planning Commission recommended approval of the request.
Related Building Permits/Business Licenses	
05/07/02	A Building Permit (#2008371) was issued for a Restaurant Certificate of Occupancy at 1050 South Rampart Boulevard. The building permit was finalized on 12/13/02.
	A Building Permit (#2008370) was issued for On-site Improvements and Hardscapes at 1050 South Rampart Boulevard. The building permit expired on 09/20/03.
09/27/02	A Building Permit (#2017608) was issued for a Sign at 1050 South Rampart Boulevard. The building permit expired on 06/14/03.

08/27/03	A Building Permit (#3018480) was issued for a Sign at 1050 South Rampart Boulevard. The building permit was finalized on 11/18/03.
09/12/03	A Building Permit (#3019715) was issued for a Sign at 1050 South Rampart Boulevard. The building permit was finalized on 11/18/03.
02/24/05	A Building Permit (#5001073) was issued for a Tenant Improvement at 1050 South Rampart Boulevard. The building permit was finalized on 08/31/05.
03/28/05	A Building Permit (#5001873) was issued for a Koi Pond at 1050 South Rampart Boulevard. The building permit expired on 01/07/06.
04/18/05	A Building Permit (#5002424) was issued for a Sign at 1050 South Rampart Boulevard. The building permit expired on 02/04/06.
07/14/05	A Business License (#V01-00035) was issued for Valet Parking at 1050 South Rampart Boulevard. The business license was marked out of business on 09/25/08.
07/15/05	A Business License (#L18-00025) was issued for a Liquor Caterer at 1050 South Rampart Boulevard. The business license was marked out of business on 12/05/07.
	A Business License (#L21-00044) was issued for a Supper Club at 1050 South Rampart Boulevard. The business license was marked out of business on 01/22/08.
	A Business License (#R09-01300) was issued for a Restaurant – seating more than 45 people at 1050 South Rampart Boulevard. The business license was marked out of business on 12/07/07.
07/05/06	A Building Permit (#6004484) was issued for a Tenant Improvement at 1050 South Rampart Boulevard. The building permit expired on 01/14/08.
01/30/08	A Business License (#R09-01461) was issued for a Restaurant seating more than 45 people at 1050 South Rampart Boulevard. The business license was marked out of business on 09/25/08.
01/31/08	A Business License (#L21-00061) was issued for a Supper Club at 1050 South Rampart Boulevard. The business license was marked inactive on 10/14/08.
02/07/08	A Building Permit (#7003447) was issued for a Sign at 1050 South Rampart Boulevard. The building permit expired on 08/09/08.
Pre-Application Meeting	
09/18/09	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a Supper Club were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
10/15/09	Staff conducted a field check and noted a well maintained, vacant building within a shopping center.

Details of Application Request	
Site Area	
Gross Acres	1.15 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Boca Park Phase I & II Master Development Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
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:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	641,664 S.F.	1:250	2,531	36	2,639	36	
Total			2,567		2,639		Y

ANALYSIS

The applicant is proposing a 7,800 square-foot Supper Club located within the Boca Park shopping center. The location was previously approved for use as a Supper Club, but the business license was marked inactive on 10/14/08, and the Special Use Permit subsequently expired six months later. The proposed use is consistent with the conditions of approval for a Supper Club use listed in Title 19.04. Also, the proposed use is consistent with adjacent uses within Boca Park as there are similar restaurants within the center. Staff finds that the proposed location of the Supper Club is compatible with the existing surrounding commercial land uses. The proposed use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses; therefore, staff recommends approval of this request.

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."**

   The proposed Supper Club is located within the Boca Park shopping center, and can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan.

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

   The subject site is suitable for a variety of retail and restaurant uses. There are several similar businesses within the existing development. Therefore, the subject Supper Club is appropriate for the subject site as 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."**

   The subject site has access via Rampart Boulevard and Charleston Boulevard; both are 100-foot Primary Arterials as designated in the Master Plan of Streets and Highways. These streets provide adequate access to and from the subject property.

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."**

The proposal conforms to the goals and objectives of the General Plan designation in which it is located. As such, it will not endanger the public health, safety, or welfare of the populace or be inconsistent with the objectives of the General Plan.

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

The site meets all applicable conditions per Title 19.04 for a Supper Club. The use conforms to Title 19 as conditioned.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 1364

APPROVALS 2

PROTESTS 1

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36172 APN: 138-32-412-024

Name of Property Owner: G.L. Dragon, LLC

Name of Applicant: G.L. Dragon LLC

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: Robert W Engl.

Print Name: Robert Engl

Subscribed and sworn before me

This 1st day of September, 2009

Amber Calixto

Notary Public in and for said County and State

AMBER CALIXTO
Notary Public State of Nevada
No. 07-1654-1
My appt. exp. Dec. 5, 2010

County: Clark
State: Nevada

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.doc

393052.1

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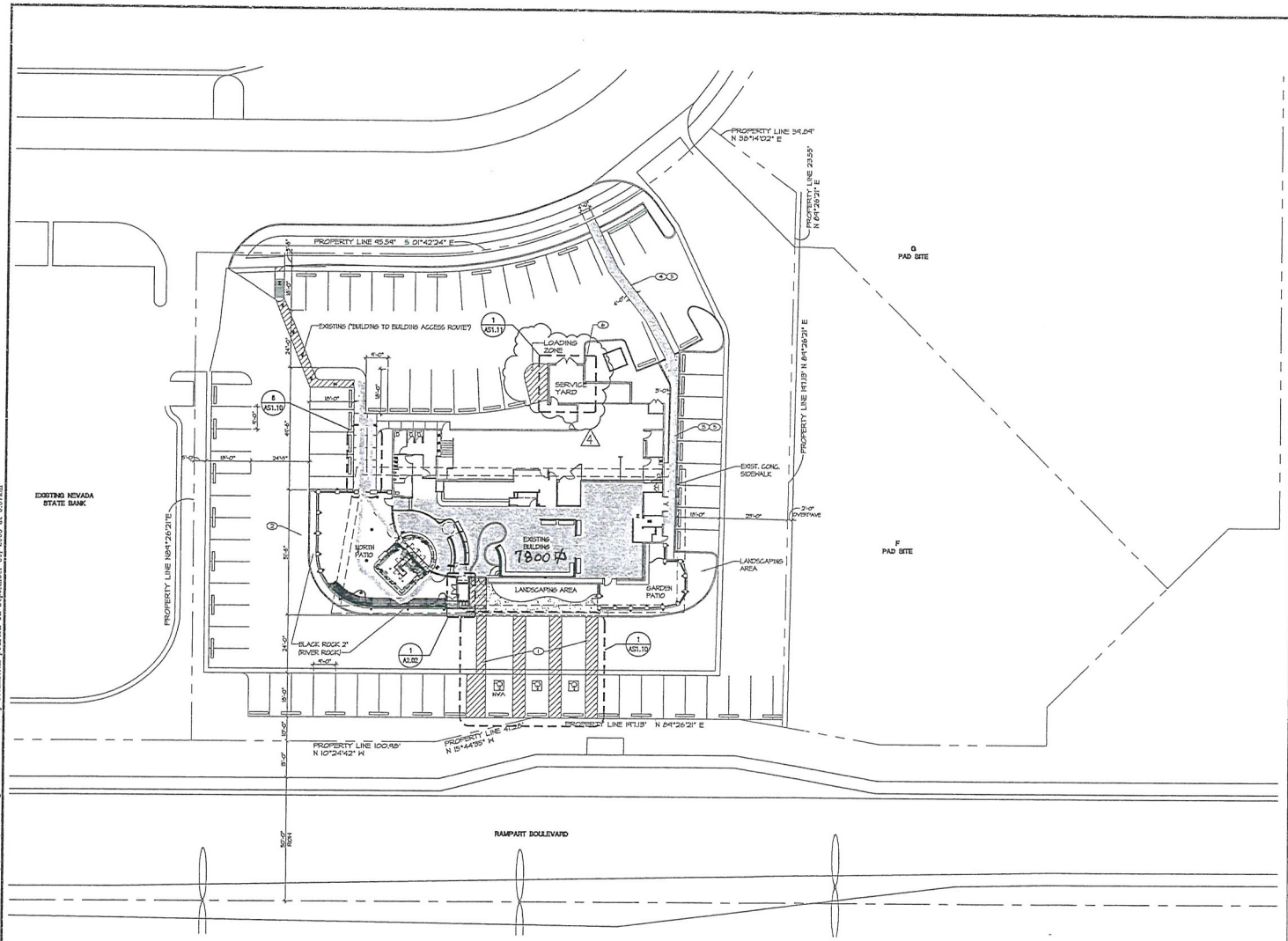

1 SITE PLAN
SCALE: 1"=20'-0"

SITE PLAN KEY NOTES

1. NEW LOCATION FOR ADA PARKING STALL.

PARKING:

71 REGULAR STALLS (ON PROPERTY)
2 ADA REGULAR STALLS
1 ADA VAN STALL
74 TOTAL STALLS (ON PROPERTY)

2. NEW BUILDING TO BUILDING ACCESS ROUTE.

NOTE:
ADDITIONAL PARKING IS BY SHARED USE AGREEMENT WITHIN THE SHOPPING CENTER PROPERTY.

3. NEW SLOPED CONCRETE SIDEWALK, UNIFORM SHAPE FROM EXISTING SIDEWALK CONNECTION POINT TO TOP OF ASPHALT AT PARKING.

4. PAINT STRIPING TO MATCH EXISTING AT N.E. CORNER OF PROPERTY.

5. ACCESSIBLE ROUTE TO PUBLIC WAY WITH RUNNING SLOPE NOT EXCEEDING 5% OR CROSS-SLOPE NOT EXCEEDING 2%

6. REFUSE AREA WITH ENCOSURE COVER

4

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SUP-36172
11/19/09 PC

ESTAR ARCHITECTS
ARCHITECTURE•PLANNING•INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

SEAL

SEAL

A SHELL REMODEL FOR:
RESTAURANT
1050 S. RAMPART BLVD.
LAS VEGAS, NV 89145

NUMBER	REVISION DESCRIPTION	DATE
1	ADDENDUM #1	12.10.04
2	CITY COMMENTS	12.23.04
3	CITY COMMENTS	01.28.05
4	PLANNING COMMISSION ITEM	03.11.04
5	-	-
6	-	-
7	-	-

PROJECT NUMBER 04108
DRAWN BY SA
CHECKED BY RP
SCALE 12-01-04
SCALE AS NOTED

SHEET NUMBER
AS1.01
SITE PLAN

CONSTRUCTION DOCUMENTS

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DOOR SCHEDULE

DR. NO.	DOOR SIZE			DOOR			FRAME				HDW. GROUP	REMARKS
	WIDTH	HEIGHT	THICK.	TYPE	MAT	FIN	MAT	FIN	DET	ELEV.		
101	3'-0"	7'-3"	2"	C	MTL / BAM	PNT / NAT	MTL	PNT	-	-	4	*
102A	3'-0"	8'-0"	-	B	ALUM.	FACT.	-	ALUM.	-	-	3	*
102B	3'-0"	8'-0"	-	B	ALUM.	FACT.	-	ALUM.	-	-	3	*
102C	3'-0"	8'-0"	-	B	ALUM.	FACT.	-	ALUM.	-	-	3	*
104	2'-0" (PR)	8'-0"	1 3/4"	A	HM	PNT	HM	PNT	-	-	6	WITH UPPER & LOWER LOUVERS
105	2'-6" (PR)	7'-0"	1 3/4"	F	WD	STN	-	-	-	-	7	*
106	3'-0" (PR)	10'-0"	2"	D	WD	STN	HM	PNT	-	-	1	*
107	3'-0"	7'-0"	1 3/4"	B	ALUM	FACT	ALUM	FACT	-	-	2	EXISTING DR. RELOCATED TO NEW OPENING
108	3'-0"	7'-3"	2"	C	MTL / BAM	PNT / NAT	MNT	PNT	-	-	4	*
109	2'-0"	2'-0"	1 3/4"									DOOR SHALL HAVE A STAINLESS STEEL FINISH ON THE EXTERIOR SIDE AND A WOOD FINISH ON THE INTERIOR SIDE

ABBREVIATIONS

ALUM. ALUMINUM
FACT. FACTORY
(E) EXISTING
FIN. FINISH
HGT. HEIGHT
MAT. MATERIAL
MTL. METAL
NAT. NATURAL
PNT. PAINT
PR. PAIR
STN. STAIN
WD. WOOD

SYMBOLS

WALLS
FD FLOOR DRAIN
(XXX) DOOR NUMBER
(B) WALL TYPE
(XXX) X INTERIOR WALL ELEVATION
(X) WINDOW TYPE

GENERAL NOTES

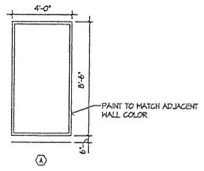
1. KITCHEN EQUIPMENT VERIFY W/ KITCHEN CONSULTANT DRAWINGS. COORDINATE DRAWING LOCATIONS PER PLUMBING DRAWINGS.
2. KITCHEN EQUIPMENT SHOW FOR REFERENCE ONLY FOR MECHANICAL, PLUMBING & ELECTRICAL COORDINATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION IN FIELD PRIOR TO CONSTRUCTION & NOTIFY THE OWNER AND THE ARCHITECTOF ANY DISCREPANCIES.
4. SLOPE FLOOR SLAB @ 1/8" : 12" TOWARD FLR. DRAINS. COORDINATE W/ PLUMBING DRAWINGS FOR DRAIN LOCATION.

KEYED NOTES

1. XXX
2. XXX
3. XXX

WINDOW TYPE

SCALE: 1/4"=1'-0"



HARDWARE

HARDWARE SET #1
2 PAIR BUTTS, HEAVY DUTY
1 EXIT DEVICE
1 CLOSER W/ HOLD OPEN
1 SET FLUSH BOLTS
1 PULL / CUSTOM
1 PUSH / CUSTOM
2 KICK PLATES
1 THRESHOLD
1 SET SILENCERS
1 SET WEATHERSTRIPPINGS
1 DEAD BOLT
1 THRESHOLD

HARDWARE SET #2
EXISTING HARDWARE, TO BE MOVED WITH DOOR.
CHANGE CYLINDER TO "BEST" TO MATCH NEW HARDWARE GROUPS.

HARDWARE SET #3
ALL HARDWARE BY THE STOREFRONT MANUFACTURER. FINISH TO MATCH CLEAR ANODIZED. COMPONENTS TO ALSO INCLUDE CLOSER AND WEATHERSTRIPPING.

HARDWARE SET #4
2 PAIR BUTTS, HEAVY DUTY
1 EXIT DEVICE
1 SET SILENCERS
1 DEAD BOLT

HARDWARE SET #5 / POCKET DOOR
OVERHEAD TRACK
1 SET CARRIER CARS (TRACK WHEELS)
1 CYLINDER W/ HOOKED FRAME CATCH
1 SET WEATHER STRIPPING

HARDWARE SET #6
1 1/2 PAIR BUTTS, HEAVY DUTY
1 LATCH SET
1 DEAD BOLT
1 SET SILENCERS
1 SET WEATHERSTRIPPINGS
1 THRESHOLD

HARDWARE SET #7
2 PAIR BUTTS, HEAVY DUTY
1 EXIT DEVICE
1 CLOSER W/ HOLD OPEN
1 SET SILENCERS
1 DEAD BOLT

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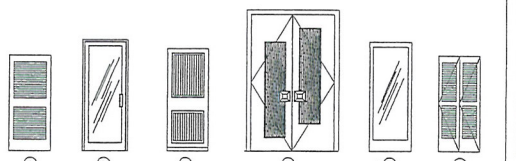
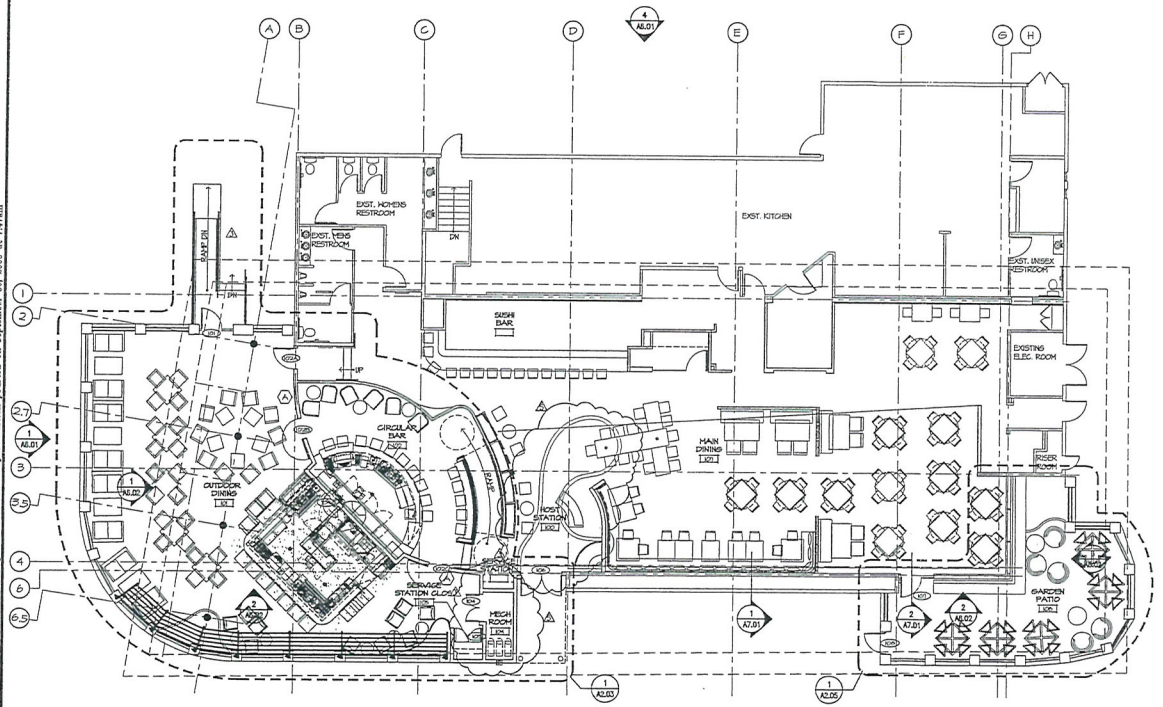
DOOR TYPES





SUP-36172
11/19/09 PC

1 FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

ESTAR ARCHITECTS
ARCHITECTURE•PLANNING•INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-6000 FAX: (702) 878-8430
www.estararchitects.com

A SHELL REMODEL FOR:
RESTAURANT
1050 S. RAMPART BLVD.
LAS VEGAS, NV 89145

NO.	ISSUE DESCRIPTION	DATE
1	ADDENDUM #1	12.15.04
2	CITY COMMENTS	12.28.04
3	CITY COMMENTS	01.25.05
4	OWNER CHANGE	03.08.05
5	CITY COMMENTS	04.07.05
6	-	-
7	-	-

PROJECT NUMBER: 0408
DRAWN BY: RA
CHECKED BY: RP
DATE: 12-01-04
SCALE: AS NOTED

SHEET NUMBER: A2.01
FLOOR PLAN

CONSTRUCTION DOCUMENTS

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SUP-36172 - APPLICANT/OWNER: G.L. DRAGON, LLC
1050 SOUTH RAMPART BOULEVARD
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



SUP-36172 - APPLICANT/OWNER: G.L. DRAGON, LLC
1050 SOUTH RAMPART BOULEVARD
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
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Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

September 18, 2009

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – G.L. Dragon, LLC
Special Use Permit for Supper Club
APN: 138-32-412-024

To Whom It May Concern:

Please be advised this office represents G.L. Dragon, LLC (the "Applicant"), in the above referenced matter. The Applicant is requesting a special use permit to allow for an approximately 7800 square foot supper club use in an existing commercial center generally located on the northeast corner of Charleston Boulevard and Rampart Boulevard (the "Site").

The Site has been previously approved for a special use permit to allow a supper club use. *See* SUP-5859. Unfortunately, the prior restaurant operation located on the Site has not been in operation for the past six (6) months. As a result of the inactivity at the Site, the special use permit expired.

A supper club use permit is appropriate at the Site for the following reasons: (1) the Site is zoned C-1; (2) the Site is located in the commercial complex known as Boca Park; (3) a supper club is compatible to the various uses in the commercial complex; and (4) the Site is located on two major arterial streets, Charleston Boulevard and Rampart Boulevard, respectively.

For the above mentioned reasons, the Applicant respectfully requests approval for a new special use permit to allow for a supper club use at the Site.

We thank you in advance for your time and consideration of this matter. Should you have any additional questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/dmf

SUP-36172
11/19/09 PC

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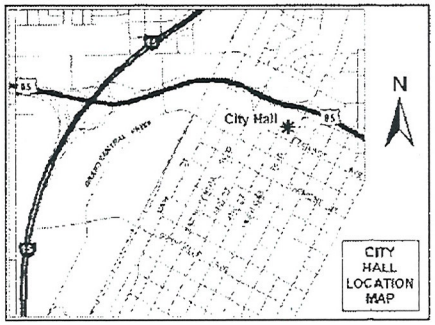
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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.

SUP-36172

Planning Commission Meeting of 11/19/2009

Case: SUP-36172
13832613051
GRILLO FAMILY TRUST
8545 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5702

89145

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15p

Nov 08 09 07:51a Victor 702-341-7381 p.1

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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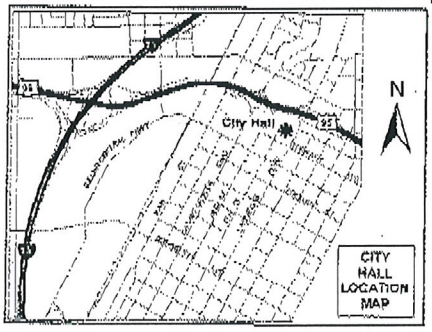
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36172

Planning Commission Meeting of 11/19/2009

Case: SUP-36172

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

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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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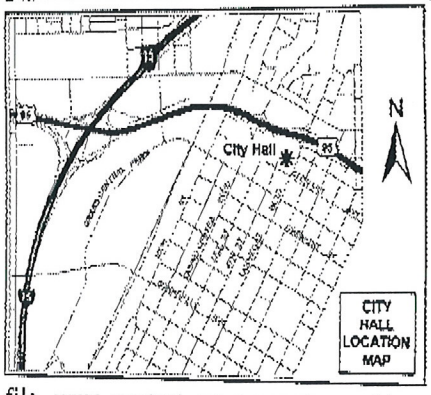
Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36172

Planning Commission Meeting of 11/19/2009

13832613007 Case: SUP-36172
HOOGE JOHN L & JUDITH M REV TR
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

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15A

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

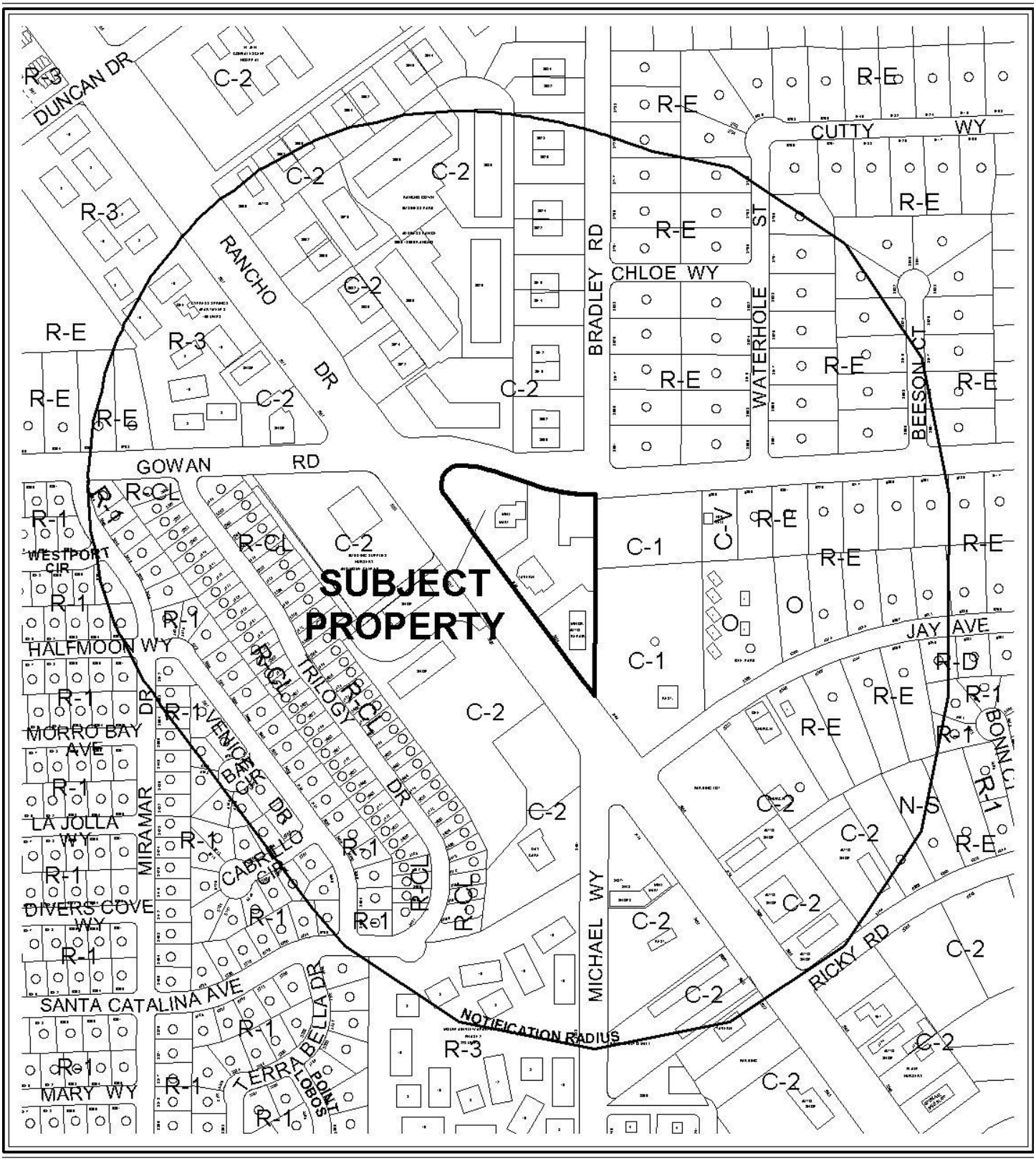
SUBJECT:
SUP-36241 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUNNY''S II - OWNER: RANCHO DEL MAR, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUIFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) at 3550 North Rancho Drive (APN 138-12-315-006), C-2 (General Commercial) Zone, Ward 6 (Ross)

IF APPROVED, C.C.: 12/16/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-36241**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 400 800 Feet

CASE: **SUP-36241**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36241 - APPLICANT: FUNNY'S II - OWNER: RANCHO DEL MAR, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquefied Petroleum Gas Installation (Over 288 Gallons) use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-36241 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a 1,000-gallon Liquefied Petroleum Gas Installation (Over 288 Gallons) at 3550 North Rancho Drive. Currently, the site contains an existing convenience store, fuel pumps, and perimeter landscaping. The applicant is requesting to replace the existing 250 gallon propane tank and dispenser with a new 1,000 gallon unit. The proposed use is compatible with the surrounding area and meets the minimum Special Use Permit requirements for a Liquefied Petroleum Gas Installation (Over 288 Gallons) use; therefore, staff recommends approval of this request. Should the request be denied, the subject site would remain unaltered.

ISSUES

- The applicant had previously been approved for a Special Use Permit (SUP-24772) for a Liquefied Petroleum Gas Installation (Over 288 Gallons), but it was not exercised and expired on 12/05/08.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
03/28/95	The City Council approved a Special Use Permit (U-0030-95) for a Tavern in conjunction with a proposed restaurant; and a request for waivers for the 1,500 foot distance separation required from another tavern and a church.
02/27/96	The City Council approved a Special Use Permit (U-0001-96) to allow the sale of off-premise beer and wine in conjunction with a proposed convenience store. The Board of Zoning Adjustment and Staff recommended approval.
02/27/96	The City Council approved a Special Use Permit (U-0002-96) to allow an automated car wash in conjunction with a lube and tune shop. The Board of Zoning Adjustment and staff recommended approval.
04/01/97	The Board of Zoning Adjustment approved an Extension of Time [U-0002-96(1)] for an approved Special Use Permit (U-0002-96). Staff recommended approval.
04/22/97	A deed was recorded for a change of ownership at 3550 North Rancho Drive.
04/28/97	The City Council approved an Extension of Time [U-0001-96(1)] for an approved Special Use Permit (U-0001-96). Staff had no objection with this request. The Board of Zoning Adjustment recommended approval.

04/02/03	The City Council approved a Rezoning (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential) and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved a General Plan Amendment (GPA-2516) to amend portions of the Centennial Hills Sector Plan Map from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to GC (General Commercial), O (Office), SC (Service Commercial), PF (Public Facility) and DR (Desert Rural) on property located on both sides (or close proximity) of Rancho Drive from Cheyenne Avenue to Gowan Road. The Planning Commission and staff recommended approval.
12/05/07	The City Council approved a request for a Special Use Permit (SUP-24772) for a proposed Liquefied Petroleum Gas Installation (over 288 gallons) to an existing service station (without automobile repair) located at 3550 North Rancho Drive. The Planning Commission and Staff recommended approval.
04/09/08	A Code Enforcement case (#64327) was processed for someone performing mobile detailing on a commercial property; the citizen was concerned because fluids are draining into the residential area and causing smells in the gutter located at the southwest corner behind the gas station. The case was closed by Code Enforcement on 04/16/08.
Related Building Permits/Business Licenses	
08/14/97	A building permit (#97016712) was issued for a convenience store. The permit was completed on 04/28/98.
08/14/97	A building permit (#97016713) was issued for a gas canopy at a convenience store. The permit expired on 10/10/98.
08/14/97	A building permit (#97016714) was issued for on-site improvements. The permit expired on 10/10/98.
10/09/07	A building permit (#142144) was issued for a Liquefied Petroleum Gas tank installation. The permit was never finalized.
06/25/09	A building permit (#142144) was issued for a 250-gallon Liquefied Petroleum Gas tank. The permit was finalized on 06/30/09.
Pre-Application Meeting	
09/25/09	A pre-application meeting was held to discuss the application submittal requirements for a Liquefied Petroleum Gas Installation (Over 288 Gallons).

Neighborhood Meeting
A neighborhood meeting was not required, nor was one conducted.

Field Check	
10/15/09	A field check was carried out by staff with the following observations: • There is an existing gas station and convenience store in operation. • The existing propane tank is surrounded by existing ballards. The installation location is on the north side of this property, outside of the traffic isle and not occupying any existing parking spaces.

Details of Application Request	
Site Area	
Gross Acres	1.00

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convenience Store	GC (General Commercial)	C-2 (General Commercial)
North	Office	GC (General Commercial)	C-2 (General Commercial)
South	Tavern	GC (General Commercial)	C-2 (General Commercial)
East			
West	Garden Supply/ Plant Nursery	GC (General Commercial)	C-2 (General Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (70 Feet)	X		Y
Trails	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:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Service Station (Without Automotive Repair)	3,916 SF	1/250	15	1	28	1	Y
TOTAL			16		29		Y

ANALYSIS

This is a request for a Liquefied Petroleum Gas Installation (Over 288 Gallons) at 3550 North Rancho Drive. According to Title 19, a "Liquefied Petroleum Gas Installation (Over 288 Gallons)" is defined as "a facility or system including tanks, piping or gas equipment (or any combination); that is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas." In the case of this establishment, the proposal is to install a new 1,000-gallon propane tank and dispenser. The subject use is to be located in conjunction with an existing Service Station (Without Automotive Repair) and will be located on the north side of the property. The new 1,000 gallon propane tank and dispenser will have a height of five feet one-inch, a width of three feet six-inches and an overall length of eighteen feet. This tank will be protected by a 12-foot by 26-foot arrangement of eighteen bollards measuring four-feet in height.

The hours of operation will be 9:00am to 8:00pm seven days a week. Title 19 does not contain any minimum separation distance requirements that apply to the proposed Liquefied Petroleum Gas Installation (Over 288 Gallons) use. As such, the project complies with all Title 19.04 requirements; therefore, staff recommends approval of this Special Use Permit.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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."**

The proposed use is surrounded by properties that are zoned C-2 (General Commercial) and have a General Plan designation of GC (General Commercial). The installation of a Liquid Petroleum Gas Tank is compatible with the existing and future surrounding land use.

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

   The proposed Liquid Petroleum Gas Tank is a compatible accessory use to a Service Station (Without Auto Repair). The placement of the Liquid Petroleum Gas Tank will not obstruct traffic and is physically suitable.

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."**

   This property has driveway access from Rancho Drive, a 120-foot Primary Arterial and Gowan Road, a 60-foot Collector, as designated by the Master Plan of Streets and Highways. Access is adequate in size to meet the requirements of the proposed 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 the Special Use Permit will not compromise the overall health, safety and public welfare. This development is consistent with the objectives of the General Plan.

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

   This use meets all applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 225

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3550 N. Rancho Drive

Project Name Funny's II **Proposed Use** Propane

Assessor's Parcel #(s) 138-12-315-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rancho Del Mar LLC **Contact** Steve Funston

Address 7065 W. Ann Rd. #130 & #662 **Phone:** 285-1087 **Fax:** 658-3653

City Las Vegas **State** NV **Zip** 89130

E-mail Address funnys2@embarqmail.com

APPLICANT Funny's II **Contact** Steve Funston

Address 3550 N. Rancho Dr. **Phone:** 285-1087 **Fax:** 658-3653

City Las Vegas **State** NV **Zip** 89130

E-mail Address funnys2@embarqmail.com

REPRESENTATIVE Haycock Petroleum **Contact** Melbia Nielson

Address 715 W. Bonanza Rd. **Phone:** 271-0438 **Fax:** 920-8381

City Las Vegas **State** NV **Zip** 89120

E-mail Address mnielson@hpc.bz

Property Owner Signature* Steven L. Funston

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Steven L. Funston

Subscribed and sworn before me

This 8 day of September, 20 09.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DENISE ELLIS
No: 08-7585-1
My Appointment Expires July 30, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-36241
Meeting Date:	11-19-09
Total Fee:	1030
Date Received:*	10-1-09
Received By:	F.S

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36241** APN: _____

Name of Property Owner: Rancho Del Mar LLC

Name of Applicant: Funny's II

Name of Representative: Melbia Nielson

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** ☒ **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: Steven L. Frantz

Print Name: Steven L. Frantz

Subscribed and sworn before me

This 23 day of Sept, 2009

Sarah R. Bonas

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SARAH R. BONAS
No 07-5300-1
My Appointment Expires Aug 10, 2011

PROJECT DATA:

ADDRESS: 3550 N RANCHO RD
(CORNER OF GOWAN AND RANCHO)
LAS VEGAS, NV 89130
APN: 13812315006
JURISDICTION: CITY OF LAS VEGAS
ZONING: GENERAL COMMERCIAL DIST C-2 (CURRENT)

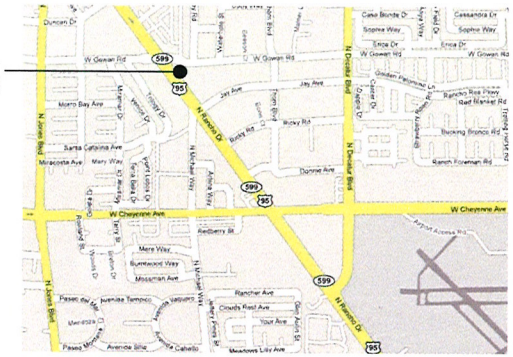
SCOPE OF WORK ENTAILS INSTALLATION OF PREFAB LPG STORAGE TANK, DISPENSING STATION, AND PIPE BOLLARDS, AT EXISTING "FUNNY'S" CONVENIENCE STORE.

INSTALLATION OF TANKS AND DISPENSING ITEMS SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES INCLUDING (BUT NOT LIMITED TO) THE LIQUIFIED PETROLEUM GAS CODE.

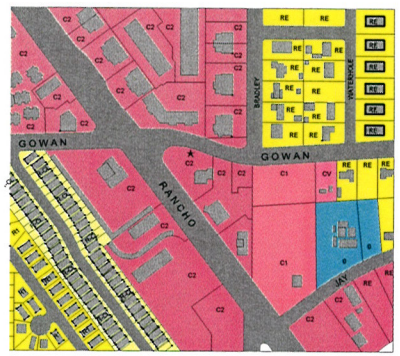
LPG CONTACT:
HAYCOCK PETROLEUM
PO BOX 340
LAS VEGAS, NV
PHONE: (702) 635-3825
FAX: (702) 644-0377
EMAIL: MORR@HPC.BZ
ATTN: MARK ORR

SITE PLAN PREPARED BY:
KENNETH CHOW
PO BOX 36315
LAS VEGAS, NV, 89133
PHONE: (702) 580-9391
FAX: (702) 629-5420
EMAIL: KEN@LINEWERKS.LVCOXMAIL.COM
ATTN: KENNETH CHOW

PROJECT LOCATION



VICINITY MAP



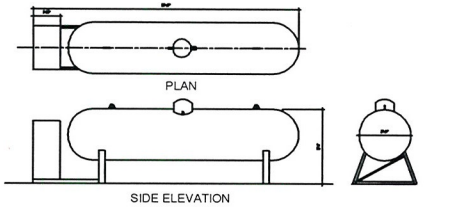
★ PROJECT LOCATION
1000 GALLON LPG VESSEL

- C-1
- C-2
- C-V
- RE / R1
- R-CL
- O (OFFICE)

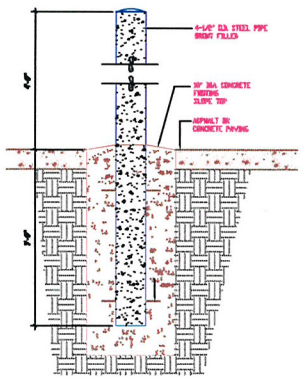
CURRENT ZONING



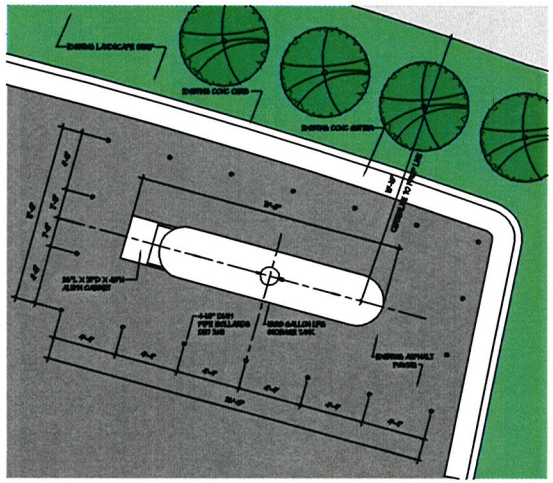
1000 GALLON VESSEL



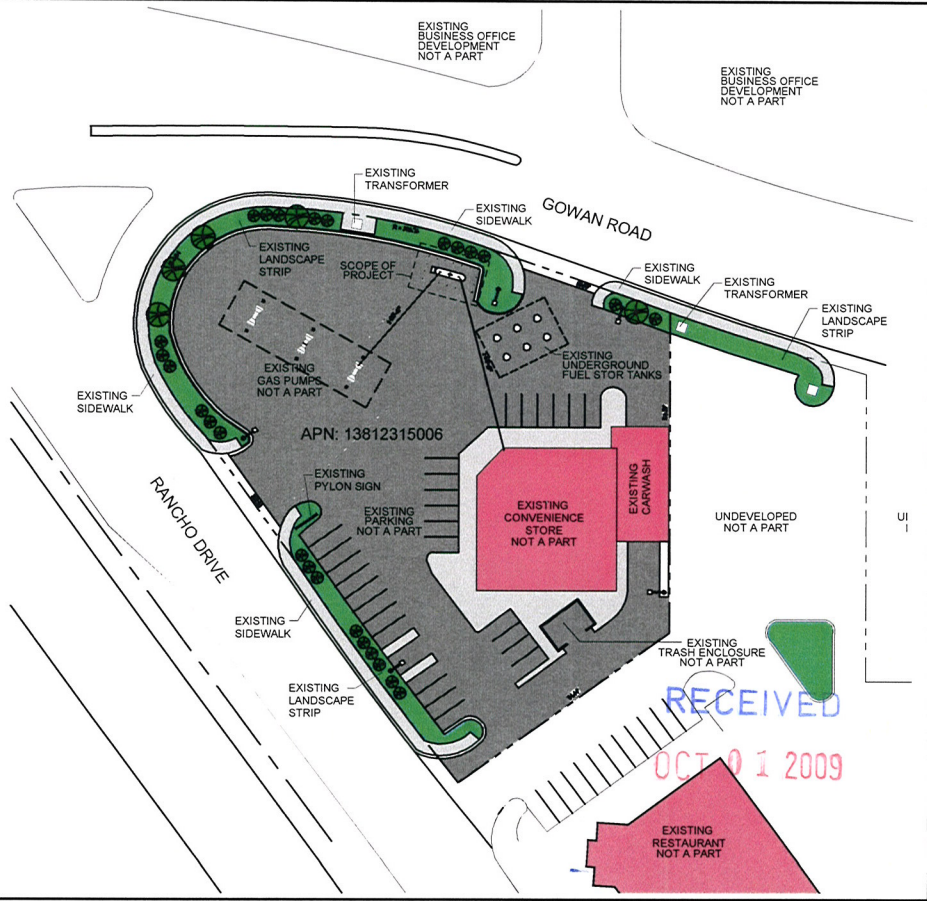
LPG STORAGE TANK



PIPE BOLLARD — 2 / A1



ENLARGED PLAN — 1 / A1



ARCHITECTURAL SITE PLAN — A / A1

RECEIVED
OCT 01 2009

KENNETH CH W
ARCHITECT
PO BOX 36315 LAS VEGAS NEVADA 89133
PHONE: (702) 629-5412

Copyright © 2009 Kenneth Chow

SITE PLAN, MISC DETAILS

LPG DISPENSING STATION
3550 N RANCHO ROAD (FUNNY'S)
LAS VEGAS, NV 89130

REVISIONS

DATE: 21 JUNE 2009

SHEET No: A1 OF SHTS

SUP-36241
11/19/09 PC



SUP-36241 - APPLICANT: FUNNY'S II - OWNER: RANCHO DEL MAR, LLC
3550 NORTH RANCHO DRIVE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



SUP-36241 - APPLICANT: FUNNY'S II - OWNER: RANCHO DEL MAR, LLC
3550 NORTH RANCHO DRIVE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

Haycock
PETROLEUM

November 28, 2009

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

To Whom It May Concern:

We are applying for a Special Use Permit to install a 1000 gallon Propane Tank and Dispenser at 4747 N. Rancho Dr., Las Vegas, NV 89130. The site currently has a 250 gallon Propane Tank and Dispenser.

Our customer, Funny's I, has requested the larger tank to better meet their growing needs. Their current propane tank has to be re-filled daily. We are proposing to switch out the smaller tank for the larger one thus cutting down on the re-fill delivery frequency of our Bulk Propane Truck.

We have been the propane supplier for this company for several years. The propane at this location is sold by re-filling BBQ tanks, forklift tanks and heat tanks for their customers.

The site for the propane tank was built to accommodate a 1000 gallon tank. However, the proper permitting to install a tank of this size had not been submitted and followed thru with. We would now like to submit this request for approval to better serve our customer.

Haycock Petroleum Company operates in complete compliance with NRS 590.465 to 590.645. The Nevada LP Gas Board is aware of our intentions for this location and we have their approval if allowed to move forward.

Thank you for your time.

Sincerely,

Melbia Nielson

Melbia Nielson
Account Executive
Haycock Petroleum Co.

RECEIVED
OCT 16 2009

SUP-36241
REVISED
11/19/09 PC

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

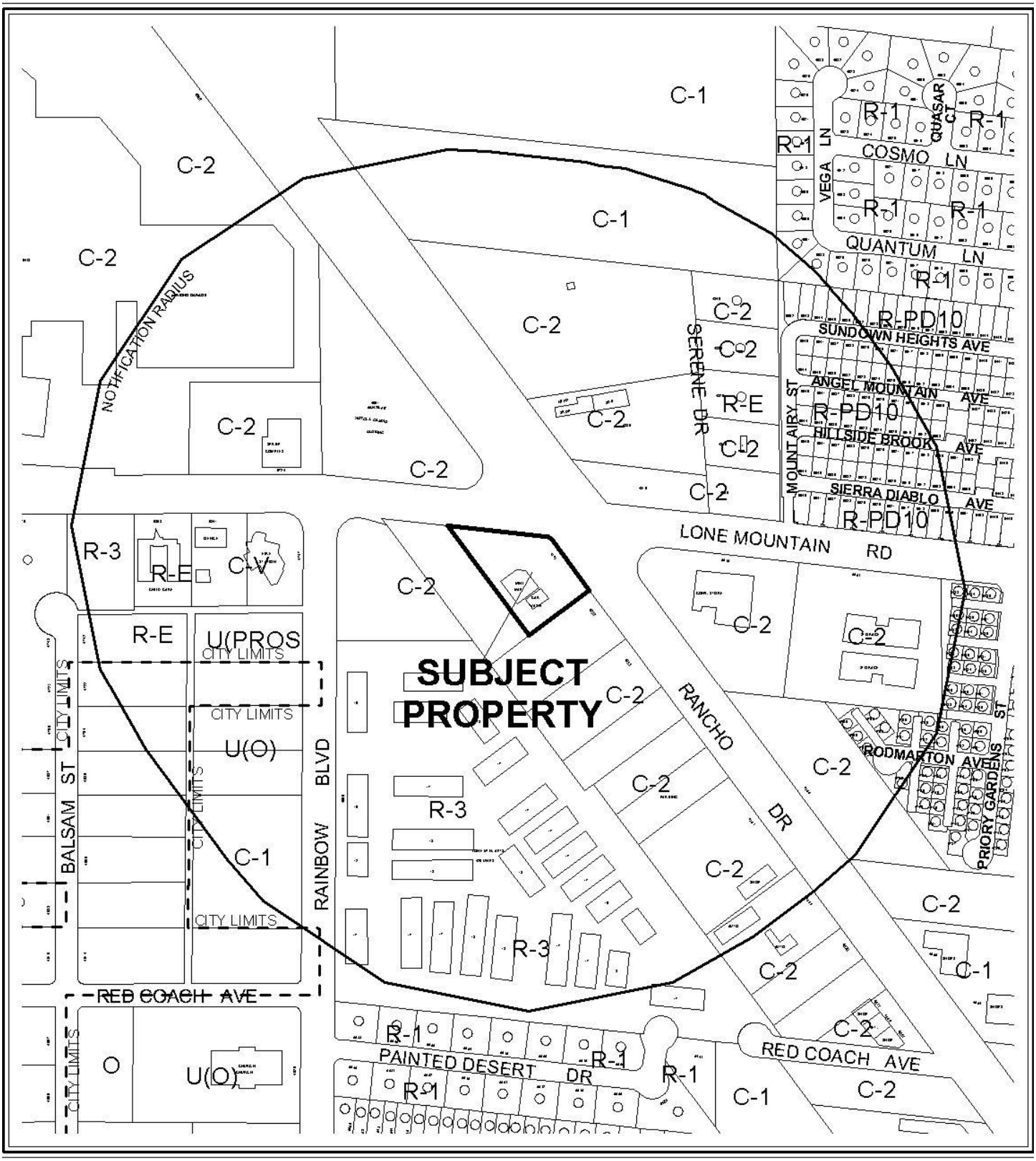
SUBJECT:
SUP-36243 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUNNY''S I - OWNER: JAK PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUIFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) at 4747 North Rancho Drive (APN 138-02-101-003), C-2 (General Commercial) Zone, Ward 6 (Ross)

IF APPROVED, C.C.: 12/16/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

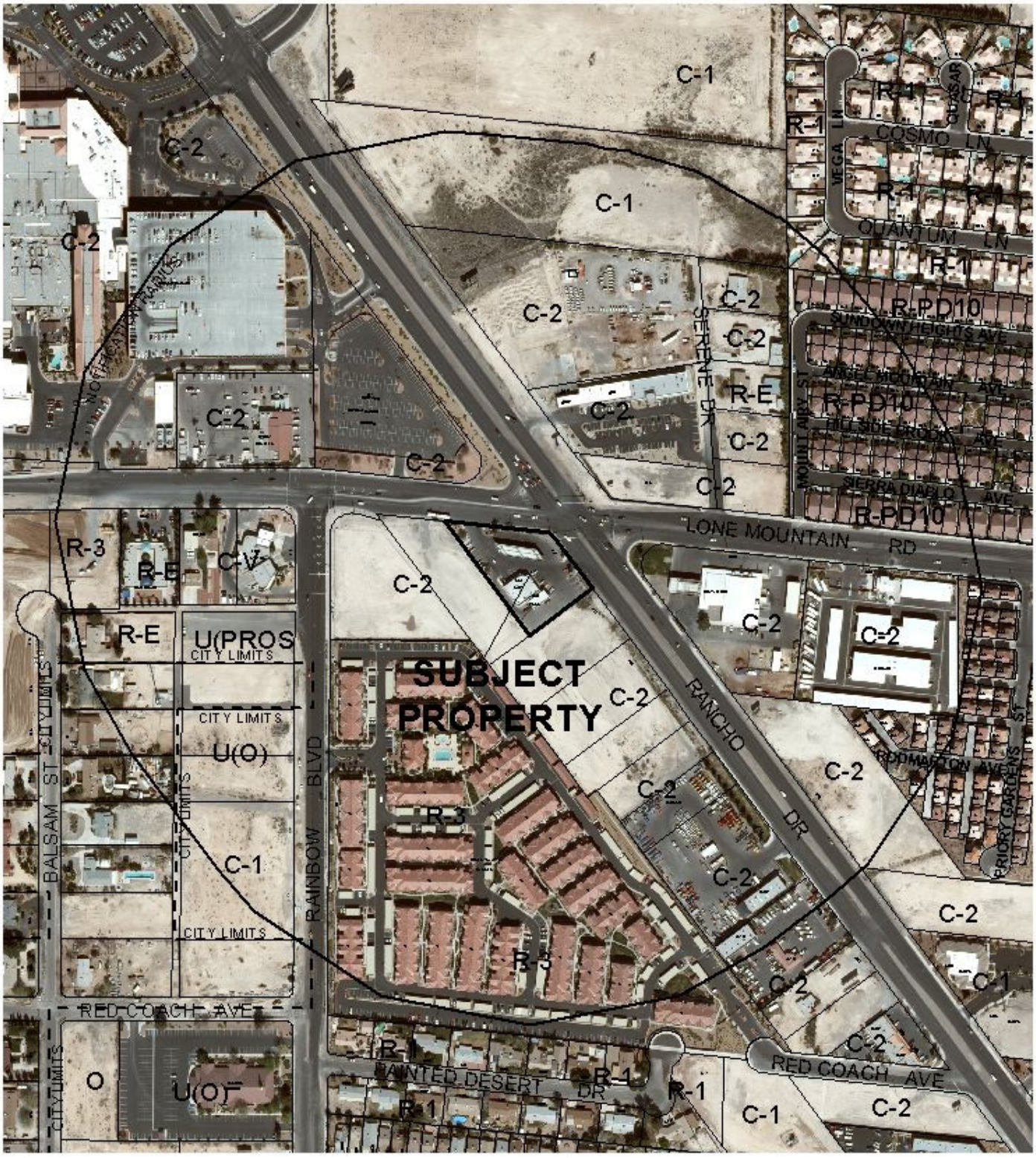
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-36243**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 300 600 Feet

CASE: **SUP-36243**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36243 - APPLICANT: FUNNY'S I - OWNER: JAK PROPERTIES, LLC

** CONDITIONS **

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

Planning and Development

1. Site landscaping shall comply with the landscape plan stamped 02/21/95, as approved by Special Use Permit (U-0025-94).

2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Petroleum Gas Installation (Over 288 Gallons) use.

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-36243 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Liquefied Petroleum Gas Installation (Over 288 Gallons) at 4747 North Rancho Drive. Currently, the site contains an existing convenience store, and fuel pumps, and perimeter landscaping. There is an existing above-ground LPG (Liquefied Petroleum Gas) storage tank on the subject site. The applicant is requesting to replace the existing 250-gallon propane tank and dispenser with a new 1,000-gallon unit. The proposed use is compatible with the surrounding area and meets the minimum Special Use Permit requirements for a Liquefied Petroleum Gas Installation (Over 288 Gallons) use; therefore, staff recommends approval of this request. Should the request be denied, the subject site would remain unaltered.

ISSUES

- Existing landscaping does not comply with landscaping plans previously approved by Special Use Permit (U-0025-94). A condition has been added to require compliance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
02/22/94	The City Council approved a Special Use Permit (U-0025-94) to allow the Sale of Package Liquor within a proposed convenience store; and to allow an automatic car wash facility. The Board of Zoning Adjustment and Staff recommended approval.
04/02/03	The City Council approved a request General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map FROM: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road.
Related Building Permits/Business Licenses	
10/10/94	A building permit (#94351360) was issued for onsite improvements. The permit was completed 03/10/95.
10/10/94	A building permit (#94351361) was issued for convenience store occupancy. The permit was completed 07/10/95.
10/10/94	A building permit (#94351362) was issued for a carwash. The permit was completed 03/10/95.
10/11/94	A building permit (#94351479) was issued for a convenience. The permit was completed 03/08/95.

10/26/94	A building permit (#94353737) was issued for a new fuel system. The permit expired on 09/23/95.
11/17/94	A building permit (#94357150) was issued for a gasoline system. The permit was completed 03/08/95.
Pre-Application Meeting	
09/25/09	A pre-application meeting was held to discuss the application submittal requirements for a Liquefied Petroleum Gas Installation (Over 288 Gallons).
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one conducted.	

Field Check	
10/15/09	A field check was carried out by staff with the following observations: • There is an existing gas station and convenience store in operation. • The existing propane tank is surrounded by ballards. The installation is located on the north side of this property, outside of the traffic isle along the west property line.

Details of Application Request	
Site Area	
Gross Acres	1.25

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Convenience Store	GC (General Commercial)	C-2 (General Commercial)
North	Parking Lot	SC (Service Commercial)	C-2 (General Commercial)
South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
East	Convenience Store	GC (General Commercial)	C-1 (Limited Commercial)
West	Undeveloped	GC (General Commercial)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Centennial Hills Sector Plan	X		Y

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails	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

Location	*Current Title 19 Standards*	*Approved By U-0025-94*	*Existing*	*Compliance By Condition*
Rancho Road – east perimeter landscaping	- A minimum buffer zone depth-adjacent to the Right-Of-Way is 15 Feet. - There shall be a minimum 24-inch box evergreen or deciduous shade tree 1 per 30 linear feet. - Shrubs are required in all buffer areas with a minimum of four 5-gallon shrubs for each tree. - The landscape islands and landscape buffer shall include a two-inch layer of ground cover or rock mulch. - The landscaping areas shall be irrigated in accordance with LVMC 19.12.030(F)	Five trees and 39 shrubs	Six shrubs and existing concrete drainage	By Condition
Lone Mountain Road – north perimeter landscaping		11 trees and 38 shrubs	One tree and 10 shrubs	By Condition
West perimeter landscaping		Perimeter landscaping Four trees and 26 shrubs	One tree and three shrubs	By Condition
South perimeter landscaping		No Landscaping	No Existing	Y
Total Landscaping		20 trees and 103 shrubs	Two trees and 19 shrubs	By Condition

Parking Requirement							
	Gross Floor Area or Number of Units	***Base Parking Requirement***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Service Station (Without Automotive Repair)	5,264 SF	1/250	20	1	20	1	Y
TOTAL			21		21		

ANALYSIS

This is a request for a Liquefied Petroleum Gas Installation (Over 288 Gallons) at 4747 North Rancho Drive. According to Title 19, a "Liquefied Petroleum Gas Installation (Over 288 Gallons)" is defined as "a facility or system including tanks, piping or gas equipment (or any combination); that is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas." In the case of this establishment, the proposal is to install a new 1,000-gallon propane tank and dispenser. The subject use is to be located in conjunction with an existing Service Station (Without Automotive Repair) and will be located on the north side of the property. The new 1,000 gallon propane tank and dispenser will have a height of five feet one-inch, a width of three feet six-inches and an overall length of eighteen feet. This tank will be protected on two sides by a 12-foot by 14-foot arrangement of eight bollards measuring four-feet in height.

Overall, the subject site does not have all the required landscaping as shown on the approved landscaping plans date stamped 02/21/95; as such, a condition has been added to have all landscaping comply with the approved plan.

The hours of operation will be 9:00am to 8:00pm seven days a week. Title 19 does not contain any minimum separation distance requirements that apply to the proposed Liquefied Petroleum Gas Installation (Over 288 Gallons) use. As such, the project complies with all Title 19.04 requirements; therefore, staff recommends approval of this Special Use Permit.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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."**

The subject site is physically suitable for that type and intensity of the proposed use.

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

   The proposed Liquid Petroleum Gas Tank is a compatible accessory use to a Service Station (Without Auto Repair). The placement of the Liquid Petroleum Gas Tank will not obstruct traffic and is physically suitable.

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."**

   This property has driveway access from both Rancho Drive, a 120-foot Primary Arterial, and Lone Mountain Road, a 100-foot Major Street, as designated by the Master Plan of streets and Highways. Access is adequate in size to meet the requirements of the proposed 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 the Special Use Permit will not compromise to the overall health, safety and public welfare. This development is consistent with the objectives of the General Plan.

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

   This use meets all applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 129

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4747 N. Rancho Drive

Project Name Funny's I **Proposed Use** Propane

Assessor's Parcel #(s) 138-02-101-003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JAK Properties LLC **Contact** Jody Crotts

Address 4747 N. Rancho Dr. **Phone:** 355-3257 **Fax:** 658-5314

City Las Vegas **State** NV **Zip** 89130

E-mail Address JDCrotts@cox.net

APPLICANT Funny's I **Contact** Jody Crotts

Address 4747 N. Rancho Dr. **Phone:** 355-3257 **Fax:** 658-5314

City Las Vegas **State** NV **Zip** 89130

E-mail Address JDCrotts@cox.net

REPRESENTATIVE Haycock Petroleum **Contact** Melbia Nielson

Address 715 W. Bonanza Rd. **Phone:** 271-0438 **Fax:** 920-8381

City Las Vegas **State** NV **Zip** 89120

E-mail Address mnielson@hpc.bz

Property Owner Signature* Jody R Crotts

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JODY R CROTTS

Subscribed and sworn before me

This 8th day of September, 2009.

Pam Goddard

Notary Public in and for said County and State

PAM GODDARD
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 09-9485-1
MY APPT. EXPIRES MARCH 02, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-36243
Meeting Date:	11-19-09
Total Fee:	1030
Date Received:*	10-1-09
Received By:	F.S.

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36243** APN: _____

Name of Property Owner: JAK Properties LLC

Name of Applicant: Funny's I

Name of Representative: Melbia Nielson

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** ☒ **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: Jody Crotts

Print Name: Jody Crotts

Subscribed and sworn before me

This 24 day of September, 2009

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ARTILUR WILLIAMS
My Appointment Expires
August 14, 2011
No: 07-4375-1

PROJECT DATA:

ADDRESS: 4747 N RANCHO ROAD
(CORNER OF LONE MOUNTAIN ROAD AND RANCHO)
LAS VEGAS, NV 89108

APN: 13802101003

JURISDICTION: CITY OF LAS VEGAS

ZONING: GENERAL COMMERCIAL DIST C-2 (CURRENT)

SCOPE OF WORK ENTAILS REPLACING EXISTING 250 GALLON LPG DISPENSING SYSTEM WITH 1000 GALLON LPG DISPENSING SYSTEM. SYSTEMS INCLUDE PREFABRICATED LPG STORAGE VESSEL (TANK), DISPENSING STATION, AND PIPE BOLLARDS AT EXISTING CONVENIENCE STORE / GAS STATION.

INSTALLATION OF TANKS AND DISPENSING ITEMS SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES INCLUDING (BUT NOT LIMITED TO) THE LIQUIFIED PETROLEUM GAS CODE.

LPG CONTACT:

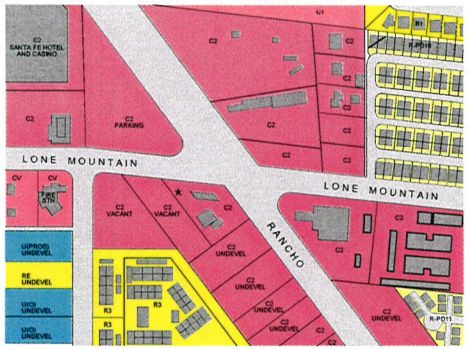
HAYCOCK PETROLEUM
PO BOX 340
LAS VEGAS, NV
PHONE: (702) 635-3825
FAX: (702) 644-0377
EMAIL: MORR@HPC.BZ
ATTN: MARK ORR

ARCHITECTURE:

KENNETH CHOW
PO BOX 36315
LAS VEGAS, NV, 89133
PHONE: (702) 580-9391
FAX: (702) 629-5420
EMAIL: KEN@LINEWERKS.LVCOXMAIL.COM
ATTN: KENNETH CHOW



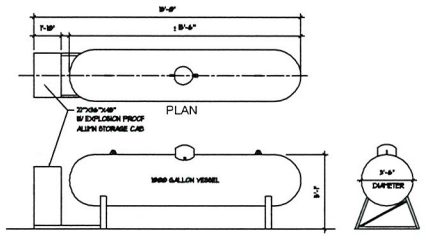
VICINITY MAP



CURRENT ZONING

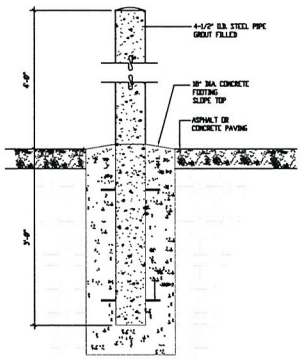


1000 GALLON VESSEL

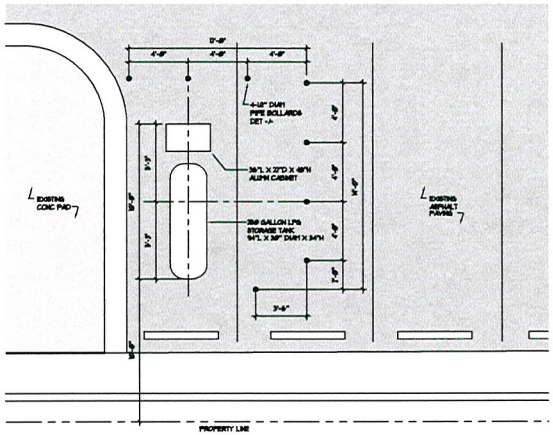


LPG STORAGE TANK (VESSEL)
SCALE: 1/4" = 1'-0"

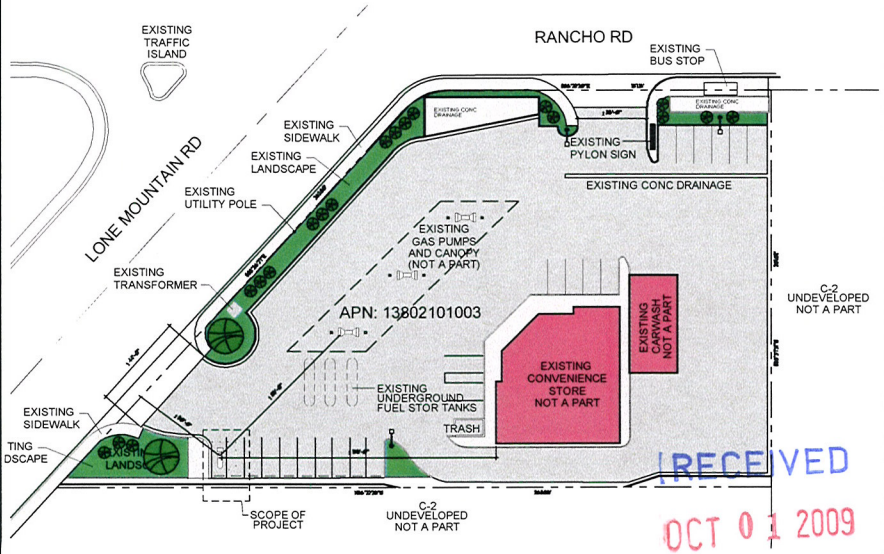




PIPE BOLLARD
2
DO NOT SCALE
A1



ENLARGED PLAN
GRAPHIC SCALE 1/4" = 1'-0"
1
A1



ARCHITECTURAL SITE PLAN

RECEIVED
OCT 01 2009

SUP-36243
11/19/09 PC

ARCHITECT
KENNETH CHOW
PO BOX 36315 LAS VEGAS NEVADA 89133
PHONE: (702) 629-5412

SITE PLAN, MISC DETAILS

LPG DISPENSING STATION
4747 N RANCHO ROAD (FUNNY'S)
LAS VEGAS, NV 89108

REVISIONS

DATE: SEPT 10, 2009

SHEET No: A1

OF SHTS



SUP-36243 - APPLICANT: FUNNY'S II - OWNER: JAK PROPERTIES, LLC
4747 NORTH RANCHO DRIVE
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

Haycock
PETROLEUM

November 28, 2009

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

To Whom It May Concern:

We are applying for a Special Use Permit to install a 1000 gallon Propane Tank and Dispenser at 3550 N. Rancho Dr., Las Vegas, NV 89130. The site currently has a 250 gallon Propane Tank and Dispenser.

Our customer, Funny's II, has requested the larger tank to better meet their growing needs. Their current propane tank has to be re-filled daily. We are proposing to switch out the smaller tank for the larger one thus cutting down on the re-fill delivery frequency of our Bulk Propane Truck.

We have been the propane supplier for this company for several years. The propane at this location is sold by re-filling BBQ tanks, forklift tanks and heat tanks for their customers.

The site for the propane tank was built to accommodate a 1000 gallon tank. However, the proper permitting to install a tank of this size had not been submitted and followed thru with. We would now like to submit this request for approval to better serve our customer.

Haycock Petroleum Company operates in complete compliance with NRS 590.465 to 590.645. The Nevada LP Gas Board is aware of our intentions for this location and we have their approval if allowed to move forward.

Thank you for your time.

Sincerely,

Melbia Nielson

Melbia Nielson
Account Executive
Haycock Petroleum Co.

RECEIVED
OCT 16 2009

SUP-36243
REVISED
11/19/09 PC

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

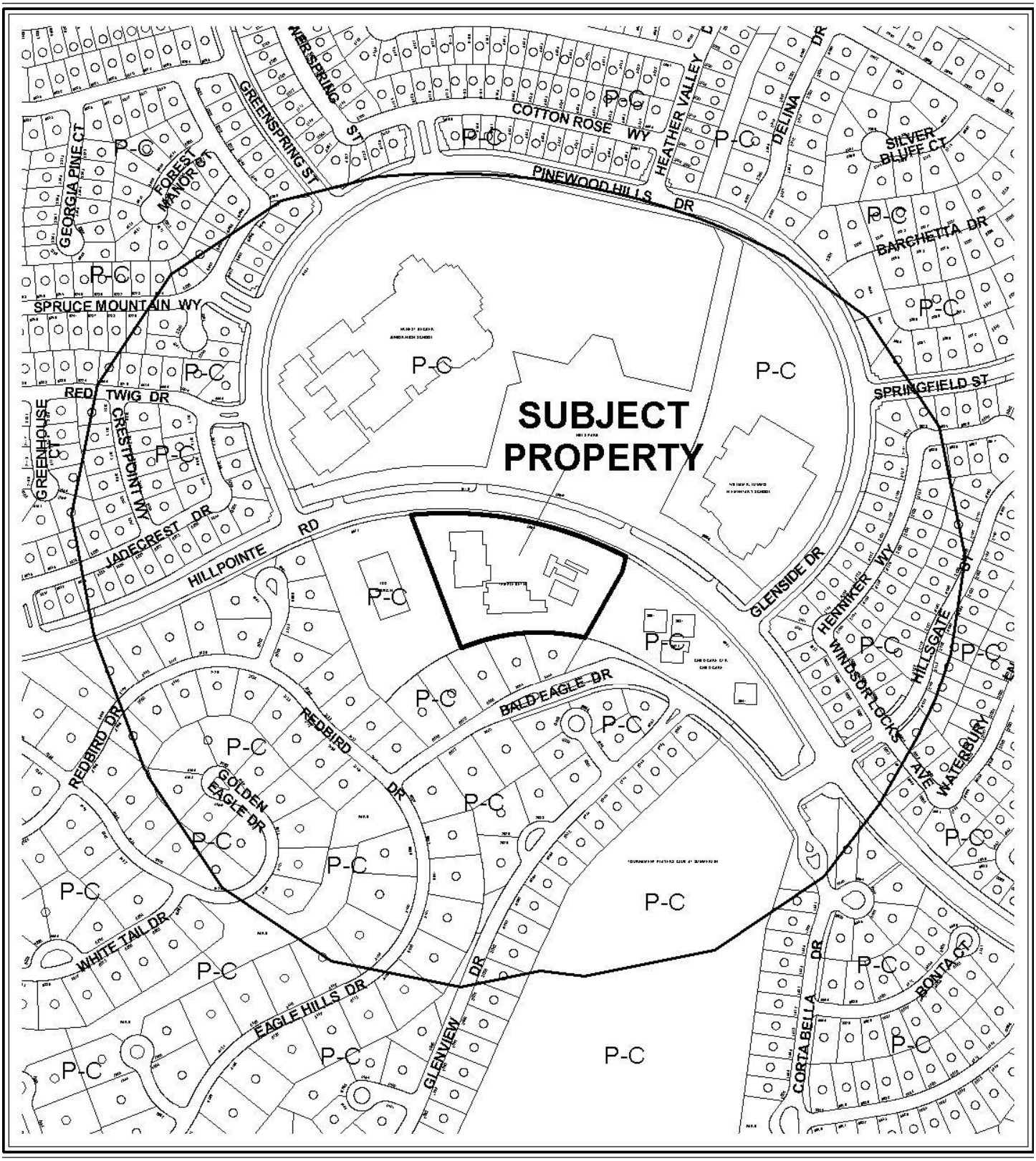
SUBJECT:
SUP-36297 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR WIRELESS, LLC - OWNER: TEMPLE SINAI LAS VEGAS, INC. - Request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (BUILDING MOUNTED) at 9001 Hillpointe Road (APN 138-20-212-002), P-C (Planned Community) Zone, Ward 2 (Wolfson)

IF APPROVED, C.C.: 12/16/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Non-Residential Design Review Committee Letter
6. Justification Letter
7. Protest Postcards



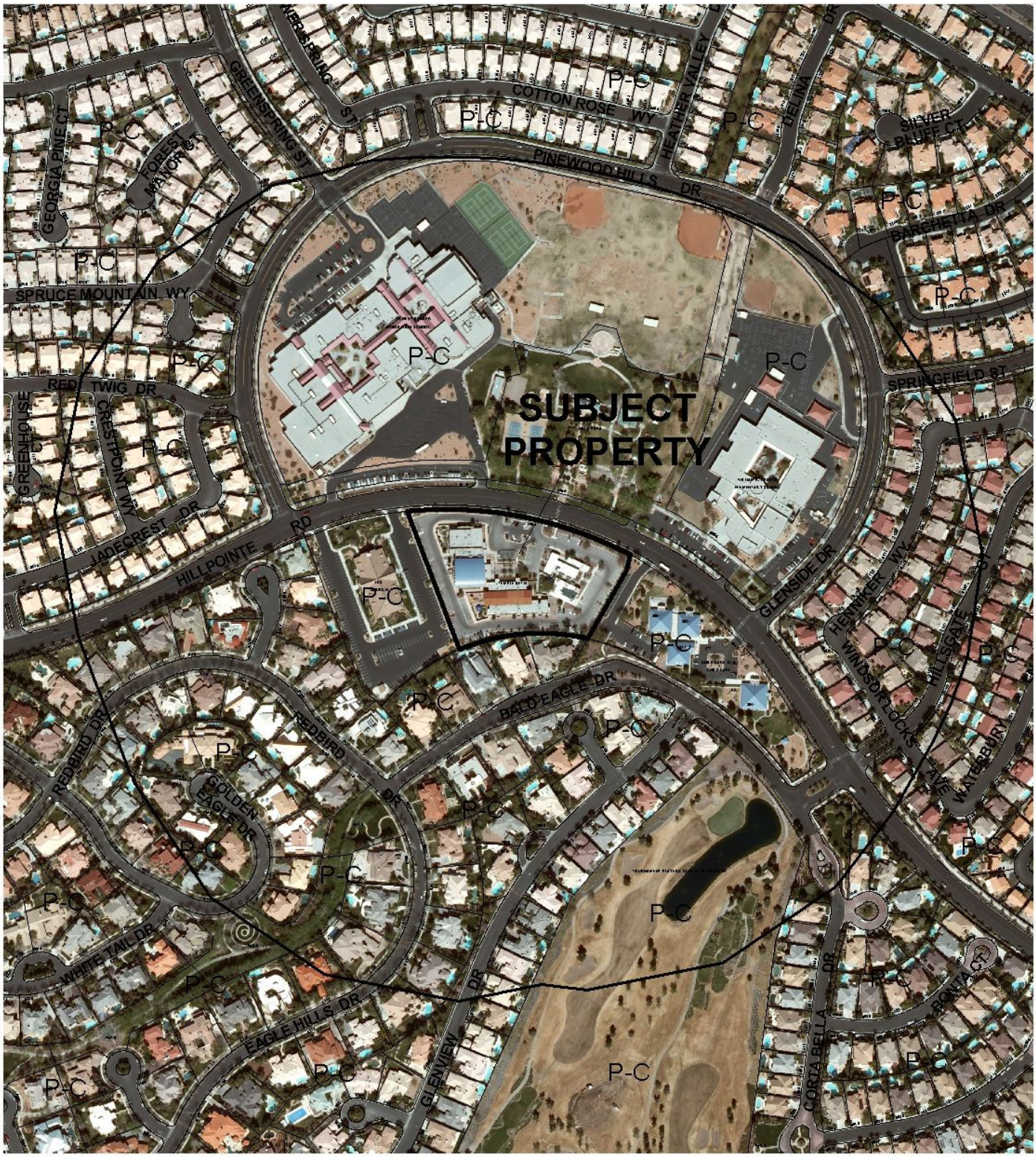
0 400 800 Feet

CASE: **SUP-36297**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



0 400 800 Feet

CASE: **SUP-36297**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



SUP-36297

Cell Tower Locations

Non-Stealth

Stealth

Subject Cell Tower

Residential Property

600ft &
1/2 mile Buffer

0 500 1,000 2,000 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36297 - APPLICANT: CLEAR WIRELESS, LLC - OWNER: TEMPLE SINAI LAS VEGAS, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Wireless Communication Facility, Stealth Design use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The Wireless Communication Facility and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-36297 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 50-foot tall Wireless Communication Facility, Stealth Design (Building Mounted) at 9001 Hillpointe Road. The proposed Wireless Communication Facility will be located within a four-sided structure attached to an existing building at the subject site. The proposed use can be conducted in a manner that is harmonious and with the existing and future surrounding land uses; therefore, staff recommends approval of this request. If the application is denied, the proposed Wireless Communications facility will have to be redesigned or relocated to comply with Title 19.

ISSUES

- As the nearest residentially zoned property is 152 feet to the south, the proposed facility is not subject to Residential Adjacency Standards, and will not have a negative visual impact on the surrounding residential development.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
06/16/94	The City Referral Group approved a request for a Site Development Plan Review (SV-10-94) of five (5) proposed temporary portable trailer units on property located at the south side of Hillpointe Road, east of Pinewood Hills Drive.
02/09/00	The City Referral Group approved a request for a Summerlin Site Development Plan Review (SV-0004-00) to allow a 171,738 square foot religious facility on property located at 9001 Hillpointe Road.
Related Building Permits/Business Licenses	
10/28/94	A Building Permit (#94354448) was issued for a Trash Enclosure at 9001 Hillpointe Road. The permit was expired on 03/02/96.
	A Building Permit (#94354336) was issued for On-site Water and Sewer at 9001 Hillpointe Road. The permit was expired on 03/02/96.
11/21/94	A Building Permit (#94357622) was issued for a Sign at 9001 Hillpointe Road. The permit was expired on 03/02/96.
06/19/95	A Building Permit (#95380006) was issued for a Tenant Improvement at 9001 Hillpointe Road. The permit was finalized on 09/01/95.

07/06/95	A Building Permit (#95381229) was issued for a Interior Remodel at 9001 Hillpointe Road. The permit was expired on 03/02/96.
11/22/00	A Building Permit (#21335) was issued for On-site Improvements at 9001 Hillpointe Road. The permit was expired on 07/29/00.
	A Building Permit (#21333) was issued for a Synagogue and Daycare Building #1 at 9001 Hillpointe Road. The permit was expired on 12/14/01.
	A Building Permit (#21333) was issued for Building #2 Certificate of Occupancy at 9001 Hillpointe Road. The permit was finalized on 11/08/01.
01/04/01	A Building Permit (#1000196) was issued for a Synagogue and Daycare Building #2 at 9001 Hillpointe Road. The permit was expired on 04/20/02.
	A Building Permit (#1000197) was issued for a Synagogue and Daycare Certificate of Occupancy at 9001 Hillpointe Road. The permit was expired on 06/01/02.
03/02/01	A Building Permit (#1003343) was issued for Building #2 Certificate of Occupancy at 9001 Hillpointe Road. The permit was expired on 03/02/02.
04/27/01	A Building Permit (#1007446) was issued for a Retaining Wall at 9001 Hillpointe Road. The permit was expired on 03/30/02.
05/22/01	A Building Permit (#1009135) was issued for a Trash Enclosure at 9001 Hillpointe Road. The permit was finalized on 08/24/01.
08/21/01	A Building Permit (#1015136) was issued for a Water Feature (Fountain #1) at 9001 Hillpointe Road. The permit was finalized on 12/04/01.
	A Building Permit (#1015137) was issued for a Water Feature (Pond/Fountain) at 9001 Hillpointe Road. The permit was finalized on 11/30/01.
08/23/01	A Building Permit (#1015274) was issued for Building #1 Certificate of Occupancy at 9001 Hillpointe Road. The permit was expired on 06/01/02.
10/17/01	A Building Permit (#1018438) was issued for a Block Wall at 9001 Hillpointe Road. The permit was expired on 04/20/02.
09/30/02	A Building Permit (#2017643) was issued for a Sign at 9001 Hillpointe Road. The permit was expired on 03/29/03.
07/28/06	A Building Permit (#6004940) was issued for a Tenant Improvement at 9001 Hillpointe Road. The permit was finalized on 08/29/06.
Pre-Application Meeting	
08/14/09	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a Wireless Communication Facility, Stealth Design (Building Mounted) were discussed. In addition, submittal requirements for a City Referral Group review were also discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Field Check	
10/15/09	A field check was conducted by staff. A well maintained religious facility was observed.

Details of Application Request	
Site Area	
Gross Acres	3.94 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Temple / Bathe	SC (Service Commercial)	P-C (Planned Community)
North	Park	PF (Public Facilities)	P-C (Planned Community)
South	Single-Family Residences	L (Low Density Residential)	P-C (Planned Community)
East	Child Care Center	SC (Service Commercial)	P-C (Planned Community)
West	Church	SC (Service Commercial)	P-C (Planned Community)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Summerlin	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is proposing a 50-foot, Wireless Communication Facility, Stealth Design (Building Mounted) within a four sided structure attached to an existing building at the subject site. The applicant has indicated that the proposed new structure will match the existing structure in style, materials and color. The Summerlin Non-Residential Design Review Committee (SNRDRC) reviewed and denied this request to allow the Committee more time to develop a master plan for

Wireless Facilities in the Summerlin plan area. However, current development standards allow the proposed use at the subject location with the approval of a Special Use Permit. The proposed use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses; therefore, staff recommends approval of this request.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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."**

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

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

   The subject site 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."**

   Site access is provided from Hillpointe Road, a 90-foot right-of way. This street provides adequate access to and from the subject property.

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 public health, safety, or welfare as the proposed Wireless Communication Facility, Stealth Design use will be subject to regular inspections.

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

   The proposed Wireless Communication Facility, Stealth Design use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 197

APPROVALS 0

PROTESTS 6

JB

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for wireless communication facility

Project Address (Location)

Project Name NV-LSV607 Sinai Temple (Clearwire) **Proposed Use** Comm Facility

Assessor's Parcel #(s) 138-20-212-002 **Ward #** 2 - Steve Wolfson

General Plan: existing _____ proposed _____ **Zoning:** existing P-C proposed P-C3.9

Commercial Square Footage N/A **Floor Area Ratio**

Gross Acres _____ **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Temple Sinai Las Vegas, Inc. **Contact** Andy Saylor

Address 9001 Hillpointe Rd **Phone:** 301-9002 **Fax:**

City Las Vegas **State** NV **Zip** 89134

E-mail Address ahs.inc@cox.net

APPLICANT Clear Wireless LLC **Contact** Bruce Hovey

Address 1051 Mary Crest Rd., Suite K **Phone:** 586-5735 **Fax:** 586-3685

City Henderson **State** NV **Zip** 89074

E-mail Address bruce.hovey@wfinet.com

REPRESENTATIVE Wireless Facilities, Inc **Contact** Bruce Hovey

Address 7030 Smoke Ranch Rd **Phone:** 586-5735 **Fax:** 586-3685

City Las Vegas **State** NV **Zip** 89128

E-mail Address bruce.hovey@wfinet.com

Property Owner Signature* Lawrence Copeland

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LAWRENCE COPELAND

Subscribed and sworn before me

This 23 day of September, 2009.

Clark Nevada

Notary Public in and for said County and State

Les Jacobs

LES JACOBS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-4756-1
MY APPT. EXPIRES AUGUST 29, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-36297
Meeting Date:	11-19-09
Total Fee:	1030
Date Received:*	10-6-09
Received By:	FS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36297** APN: 138-20-212-002

Name of Property Owner: TEMPLE SINAI LAS VEGAS, Inc.

Name of Applicant: CLEAR WIRELESS, LLC

Name of Representative: BRUCE HOVEY

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** ☒ **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: Lawrence Copeland

Print Name: LAWRENCE COPELAND

Subscribed and sworn before me

This 23 day of September, 2009

Clark Nevada

Notary Public in and for said County and State

LES JACOBS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-4756-1
MY APPT. EXPIRES AUGUST 29, 2011

Revised 11-14-06

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clear Wireless LLC

NV-LSV607D
SINAI TEMPLE

9001 HILLPOINT ROAD
LAS VEGAS, NEVADA 89134
APN# 138-20-212-002

CONSULTANT TEAM

ENGINEERING SERVICES:

COM-EX CONSULTANTS
8540 SOUTH EASTERN AVENUE
LAS VEGAS, NV 89123
CONTACT: SHANE ARCHULETA
E-MAIL: sarchuleta@comexconsulting.com
MOBILE: 702-378-7410
FAX: 702-951-7589

ZONING MANAGER:

WIRELESS FACILITIES INCORPORATED
7030 SMOKE RANCH RD
LAS VEGAS, NV 89128
CONTACT: BRUCE HOVEY
E-MAIL: bruce.hovey@wfinet.com
PHONE: (253) 732-2939

CONSTRUCTION MANAGER:

WIRELESS FACILITIES INCORPORATED
7030 SMOKE RANCH RD
LAS VEGAS, NV 89128
CONTACT: BOB BIRON
E-MAIL: robert.biron@wfinet.com
PHONE: (702) 588-2961 FAX:(702) 586-3685

SITE ACQUISITION:

WIRELESS FACILITIES INCORPORATED
8216 RANCHO PARASIO NW
ALBURQUEQUE, NM 87120
CONTACT: JAMIE LISLE
EMAIL: jamie.lisle@wfinet.com
PHONE: 720-586-2178

POWER:
NV ENERGY
(702) 633-8400

TELEPHONE:
EMBARQ
702-361-3332

APPLICABLE CODES

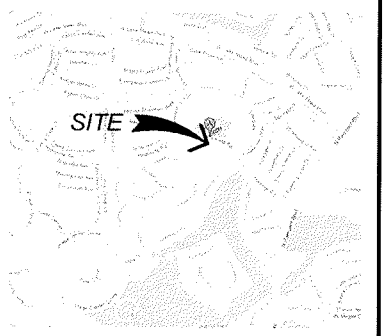
JURISDICTION: CITY OF LAS VEGAS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

INTERNATIONAL BUILDING CODE (IBC) 2006 EDITION
WITH NEVADA STATE AMENDMENTS
NATIONAL ELECTRIC CODE (NFC) 2005 EDITION
ANSI/EIA/TIA-222-F STANDARDS FOR BROADCAST STRUCTURES LOCAL CODES AND ORDINANCES

IN THE EVENT OF A CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

VICINITY MAP



LATITUDE: 36.198876
LONGITUDE: -115.292963

N

DRIVING DIRECTIONS

FROM OUR OFFICE LOCATED AT 1051 MARY CREST ROAD SUITE K, HENDERSON, NEVADA 89074.

HEAD EAST ON MARY CREST RD TOWARD N GIBSON RD	0.1 MI
TURN LEFT AT N GIBSON RD	0.5 MI
TURN RIGHT AT AUTO SHOW DR	0.4 MI
TURN LEFT ONTO THE US-93/I-515/US-95 RAMP	0.5 MI
MERGE ONTO I-515 N	12.8 MI
CONTINUE ON US-95 N	4.8 MI
SLIGHT RIGHT AT SUMMERLIN PKWY (SIGNS FOR SUMMERLIN PKWY)	2.6 MI
TAKE THE RAMPART BLVD EXIT	0.3 MI
TURN RIGHT AT N RAMPART BLVD	1.1 MI
TURN LEFT AT HILLPOINTE RD	0.5 MI

PROJECT SUMMARY

APPLICANT/LESSEE

CLEAR WIRELESS, LLC
4400 CARILLON POINT
KIRKLAND, WASHINGTON 98033
PHONE: 425-216-7600
FAX: 425-216-7900

LOCAL ADDRESS:
NETWORK DEPLOYMENT - LAS VEGAS
1051 MARY CREST ROAD, SUITE K
HENDERSON, NEVADA 89074
CONTACT: FRANK SANSOSTI
PHONE: 714-809-0801

CHURCH TEMPLE BETH AM

PROPERTY INFORMATION

TOWER OWNER:	CHURCH TEMPLE BETH AM 9001 HILLPOINT RD LAS VEGAS, NV 89134
LAND OWNER:	CHURCH TEMPLE BETH AM 9001 HILLPOINT RD LAS VEGAS, NV 89134
JURISDICTION	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER:	138-20-212-002
CURRENT ZONING:	P-C
PROPOSED AREA OF CONSTRUCTION:	
EXISTING OCCUPANCY:	
PROJECT OCCUPANCY:	NONE
TYPE OF CONSTRUCTION:	VB
PROJECT INFORMATION	
EQUIPMENT LOCATION:	ROOF
ANTENNA LOCATION:	NEW MONUMENT SIGN

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN AN 11" X 17" FORMAT. IF PLOTTED SMALLER OR LARGER PLEASE USE THE BAR SCALE AS THE REFERENCE

ACCESSIBILITY DISCLAIMER

THIS PROPOSED PROJECT IS AN UNOCCUPIED TELECOMMUNICATIONS FACILITY AND IS NOT TO BE ACCESSED BY THE GENERAL PUBLIC. THIS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS PER IBC 1103.2.9 LISTED AS AN EQUIPMENT SPACE.

SHEET SCHEDULE

SHT NO.	SHEET DESCRIPTION	REV.
T-1	TITLE SHEET	0
Z-1	PARCEL PLAN	0
Z-2	SITE PLAN, SOUTH ELEVATION	0

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE FOLLOWING:

-THE INSTALLATION OF NEW OUTDOOR CABINET LOCATED ON NEW PRE MANUFACTURED STEEL PLATFORM IN SIGN.

-CONSTRUCTION OF NEW 50'-0" HIGH MONUMENT SIGN.

-INSTALLATION OF ANTENNAS, DAP HEADS AND MICROWAVE DISHES.

-INSTALLATION OF 1 GPS ANTENNA.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	SIGNATURE	DATE
LEASING		
ZONING		
RF		
CONSTRUCTION		
INTER CONNECT		
LESSOR		
BACKHAUL		

clear Wireless LLC
1051 MARY CREST RD. STE K
HENDERSON, NV 89074

COM-EX Consultants
8540 SOUTH EASTERN AVENUE, SUITE 100, LAS VEGAS, NV 89123

NV-LSV607D
SINAI TEMPLE
9001 HILLPOINT ROAD
LAS VEGAS, NEVADA 89134
JURISDICTION: CITY OF LAS VEGAS

COM-EX PROJ NO: 09-CLW-NV-0003-NV LSV607
DRAWN BY: KMM/CE
CHECKED BY: SA

SUBMITTALS

0	9-09-09	100% ZD'S FOR SUBMITTAL

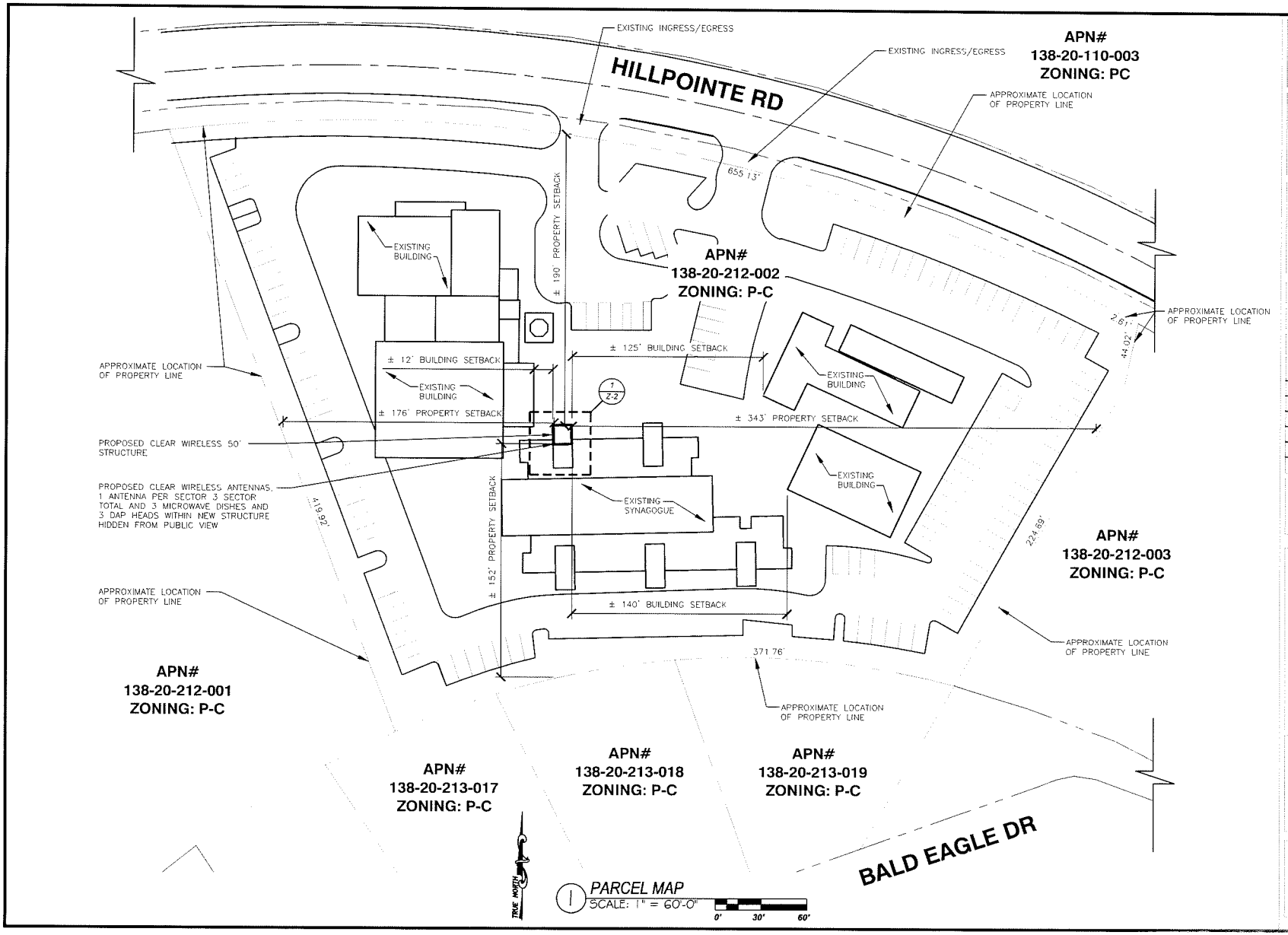
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED

ZONING APPROVAL ONLY
NOT FOR CONSTRUCTION

SHEET TITLE:
TITLE SHEET

SHEET NUMBER
T-1

SUP-36297
11/19/09 PC



clear Wireless LLC
1051 MARY CREST RD. STE K
HENDERSON, NV 89074

COM-EX Consultants

NV-LSV607D
SINAI TEMPLE
9001 HILLPOINT ROAD
LAS VEGAS, NEVADA 89134
JURISDICTION: CITY OF LAS VEGAS

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DRAWN BY	KMM/CE
CHECKED BY	SA

SUBMITTALS

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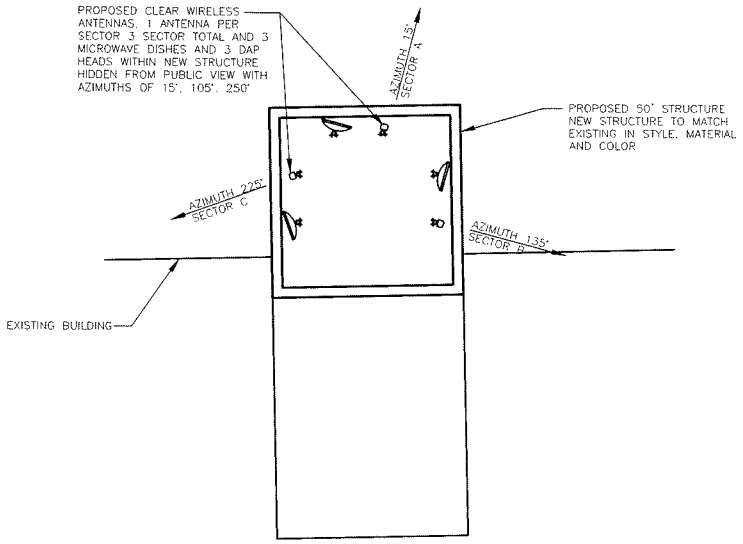
ZONING APPROVAL ONLY
NOT FOR CONSTRUCTION

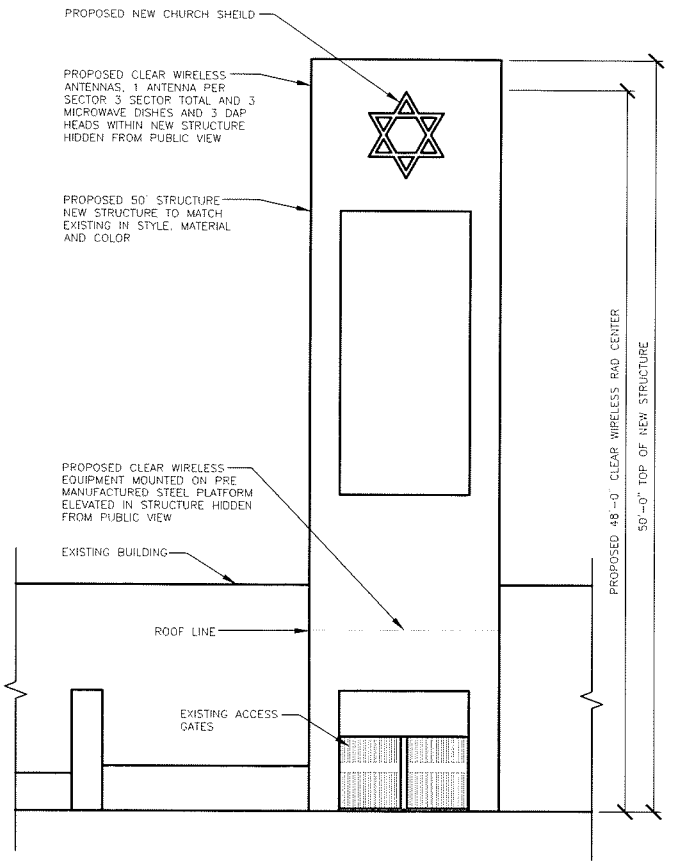
SHEET TITLE:
PARCEL PLAN

SHEET NUMBER
Z-1

SUP-36297
11/19/09 PC



1 **ANTENNA LAYOUT**
SCALE: 1/8"=1'-0"
0' 4' 8'



2 **SOUTH ELEVATION**
SCALE: 3/32"=1'-0"
0' 2' 4' 8'

clear Wireless LLC
1051 MARY CREST RD. STE K
HENDERSON, NV 89074

COM-EX Consultants
8345 SOUTH EASTERN AVENUE, SUITE 100, LAS VEGAS, NV 89145

NV-LSV607D
SINAI TEMPLE
9001 HILLPOINT ROAD
LAS VEGAS, NEVADA 89134
JURISDICTION: CITY OF LAS VEGAS

COM-EX PROJ NO	09-CLW-NV-0003-NV LSV607
DRAWN BY	KMM/CR
CHECKED BY	SA

SUBMITTALS

0	9-09-09	100% ZD'S FOR SUBMITTAL

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ZONING APPROVAL ONLY
NOT FOR CONSTRUCTION

SHEET TITLE:
ANTENNA LAYOUT AND SOUTH ELEVATION

SHEET NUMBER:
Z-2

SUP-36297
11/19/09 PC



SUP-36297
11/19/09 PC


BEFORE
SUP-36297
11/19/09 PC



SUP-36297 - APPLICANT: CLEAR WIRELESS, LLC - OWNER: TEMPLE SINAI LAS VEGAS, INC.
9001 HILLPOINTE ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09



SUP-36297 - APPLICANT: CLEAR WIRELESS, LLC - OWNER: TEMPLE SINAI LAS VEGAS, INC.
9001 HILLPOINTE ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

10/15/09

The Howard Hughes Corporation®

an affiliate of General Growth Properties, Inc.

July 8, 2009

Bruce Hovey
Project Manager
Wireless Facilities, Inc. (WFI)
7030 Smoke Ranch Road
Las Vegas, NV 89128

Re: Proposed Clearwire installation at Sinai Temple Beth AM (9001 Hillpointe Road), NV-LSV607, Summerlin Village 1

Dear Mr. Hovey,

The Summerlin Non-Residential Design Review Committee (SNRDRC or Committee) has reviewed and denied your submittal for a proposed structure with a concealed cellular installation at the above referenced location. We are aware of the demand for cellular service within Summerlin and are currently developing a master cellular plan that will provide a global solution for the community. This master plan will eliminate the need for similar permanent cellular structures in the future.

Any design review fees received will be returned to WFI. Please feel free to contact us if you have any questions.

check enclosed

Sincerely,

Elizabeth Molina
Design Review Coordinator

HOWARD HUGHES PLAZA
10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel. 702.791.4000

CRG-36298
CRG
11/04/09

7030 Smoke Ranch Road | Las Vegas, NV 89128 | Phone | Fax 702.586.3685 | wfinet.com

Planning & Development Department
City of Las Vegas
731 South 4th Street
Las Vegas, NV

Sept.7, 2009

RE: Clear Wireless NV-LSV607 Sup Application

To the City of Las Vegas Planning & Development Department:

On behalf of Clear Wireless, a Nevada Limited Liability Company, Wireless facilities, Inc. (WFI) is today submitting its application for a Special Use Permit for a new wireless communication facility.

The proposed new facility will be located at the Sinai Temple, 9001 Hillpointe Road, Las Vegas. The property's APN is 138-20-212-002. This parcel is 3.94 acres in size. The surrounding properties are schools, day care facility and parks to the north and east, a Morman church to the west and residential to the south.

The proposed site will be a stealth antenna support structure, involving the installation of a 50 foot tall extension on the Temple's exiting educational building. The extension will be a four sided structure and will display the Star of David on its exterior, with the antenna structure hidden inside of the extension. A photosimulation showing the proposed structure will be Star of David is being submitted along with the application. The single Clearwire equipment cabinet will be placed on a steel support platform to be placed on the existing roof of the building and will be placed far enough back from the edge so as to be hidden from public view. The building extension will be painted to match the existing building. Since this facility is to be located on an existing building, all required setbacks are met, including the residential adjacency standards applicable to wireless communication facilities.

The development of this site will have an insignificant impact on the surrounding area. This will be an unmanned facility. Following a brief construction period, and except for emergency situations, the only traffic to the site will be approximate once monthly visits to the site by a Clear Wireless technician. The equipment cabinet does not create noise that would be heard outside of the enclosed area in which it will be located and Clear Wireless will not have a generator at the site.

RECEIVED
OCT 26 2009

SUP-36297
REVISED
11/19/09 PC

WFI 7030 Smoke Ranch Road | Las Vegas, NV 89128 | Phone | Fax 702.586.3685 | wfinet.com

In summary, the antenna support structure is a stealth design, with the added feature of allowing the Sinai Temple to display the Star of David on the new structure. The structure is also designed to minimize its visual appearance as a wireless communication facility, being designed to look like only an extension to the existing structure that allows for the religious symbols to be displayed. The exterior of the extension will match the existing facilities on the property.

Bruce Hovey
Project Manager
Wireless Facilities, Inc.

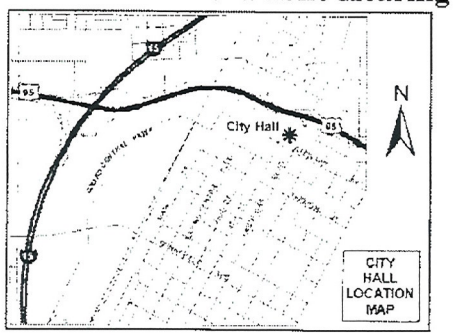
RECEIVED
OCT 26 2009

SUP-36297
REVISED
11/19/09 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.

SUP-36297

Planning Commission Meeting of 11/19/2009

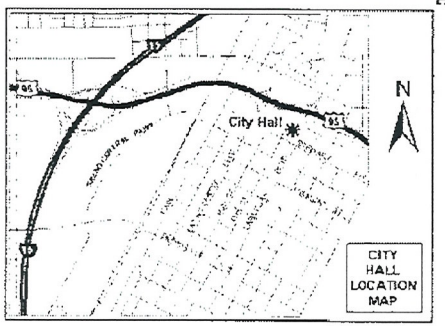
Case: SUP-36297
13820120009
MURPHY DOROTHY A REV LIV TR
9137 COTTON ROSE WY
LAS VEGAS NV 89134-1845

RECEIVED
NOV - 9 2009

18P

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.

SUP-36297

Planning Commission Meeting of 11/19/2009

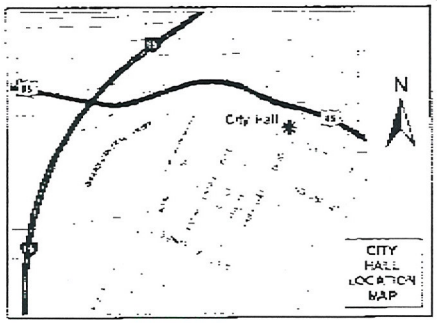
Case: SUP-36297
13820213028
MISHLOVE FAMILY TRUST
2140 REDBIRD DR
LAS VEGAS NV 8913 -6160

RECEIVED
NOV - 9 2009

18P

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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Please use available blank space on card for your comments.

SUP-36297

Planning Commission Meeting of 11/19/2009

Case: SUP-36297
13820213011
HOLLINGSHEAD M & GLENN A FAM TR
2129 REDBIRD DR
LAS VEGAS NV 89134-6161

LAVDS11 89134

RECEIVED
NOV 10 2009

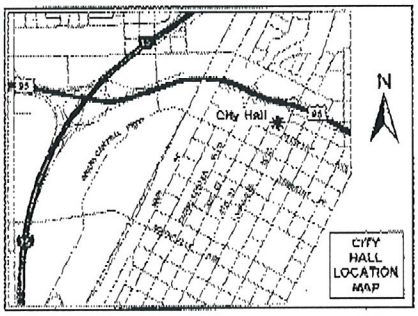
18P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 NOV 05 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

SUP-36297

Planning Commission Meeting of 11/19/2009

Case: SUP-36297

13820213039
SCHWARTZ FAMILY TRUST
9136 GOLDEN EAGLE DR
LAS VEGAS NV 89134-6134

IAVOS11 89134

RECEIVED
NOV 10 2009

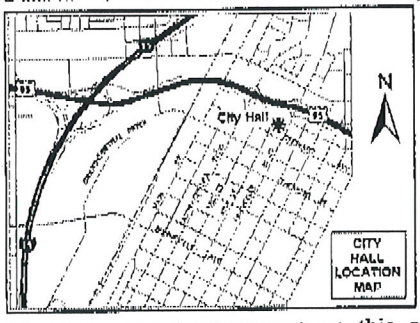
18P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 NOV 05 2009
MAILED FROM ZIPCODE 89101

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.

SUP-36297

Planning Commission Meeting of 11/19/2009

Case: SUP-36297
13820213002
SPARER JONATHAN S 1996 TRUST
2113 REDBIRD DR
LAS VEGAS NV 89134-6191

89134

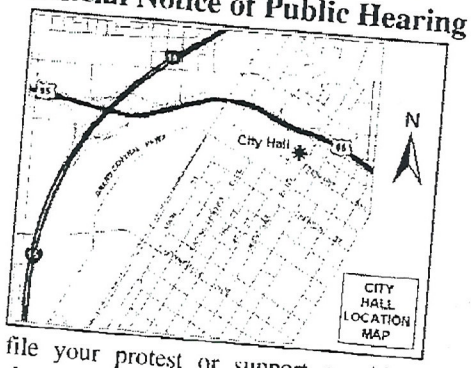
RECEIVED
NOV - 9 2009

16P

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.

UP-36297

Planning Commission Meeting of 11/19/2009

13820213001 Case: SUP-36297
LAWRENCE ARNOLD ROBERT TRUST
2109 REDBIRD DR
LAS VEGAS NV 89134-6191

RECEIVED
NOV - 9 2009

187

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

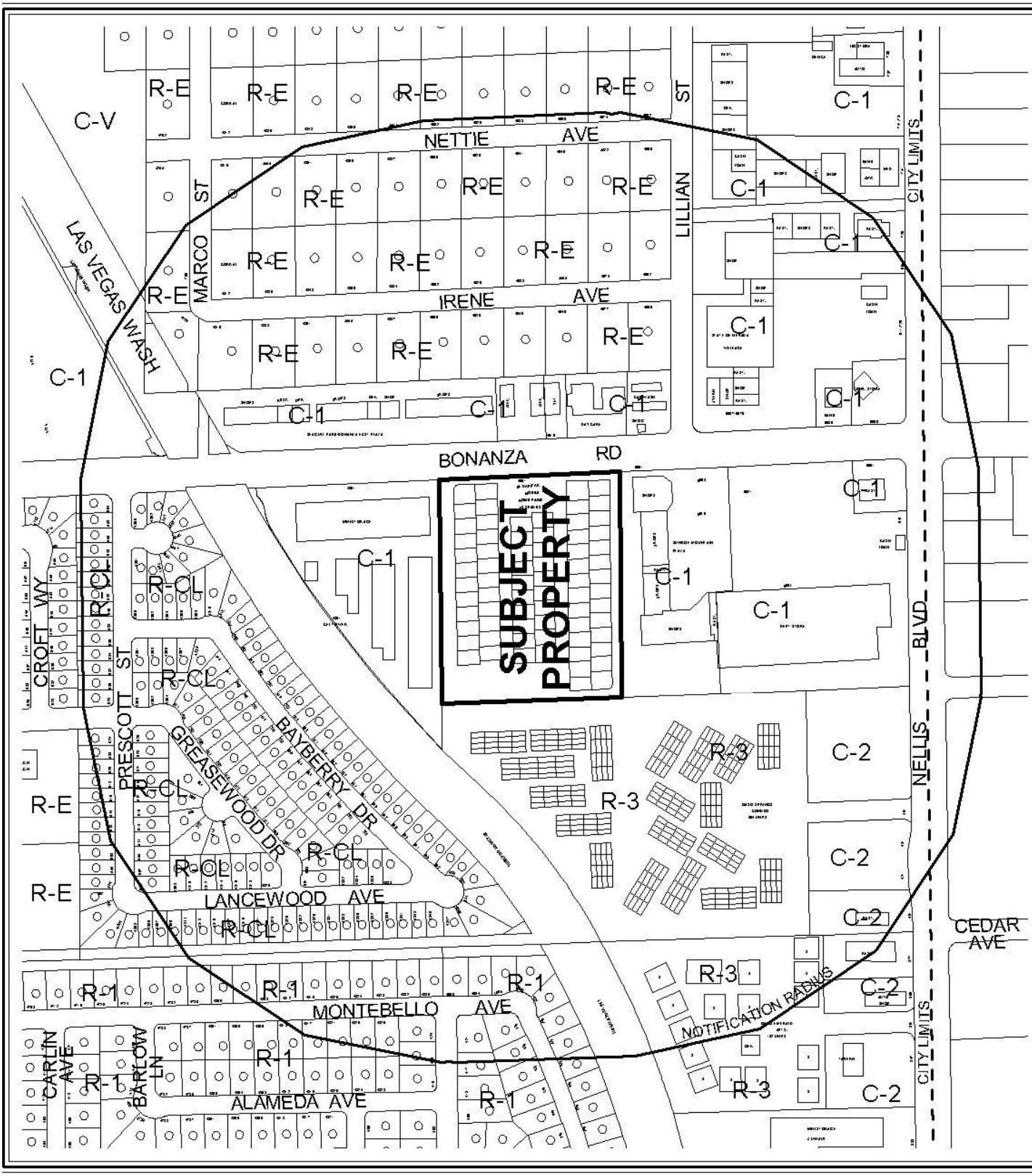
SUBJECT:
SDR-35988 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-12128) TO ALLOW 315 UNITS WHERE 348 UNITS WERE PREVIOUSLY APPROVED WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED, FIVE FEET ALONG THE EAST AND WEST PERIMETERS WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED, AND ZERO-FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG AN ARTERIAL STREET (BONANZA ROAD) WHERE FIVE FEET IS REQUIRED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone, Ward 3 (Reese)

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 400 800 Feet

CASE: **SDR-35988**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



CASE: **SDR-35988**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35988 - APPLICANT/OWNER: EL CAPITAN MHP, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-12127) and Site Development Plan Review (SDR-12128), except as amended herein.

2. 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.

3. All development shall be in conformance with the floor plans and building elevations date stamped 09/11/09, the site plan, building 5 floor plan, and elevation plan date stamped 10/21/09, and the landscape plan date stamped 10/28/09 except as amended by conditions herein.

4. Waivers from Title 19.12.040 are hereby approved to allow a five-foot landscape buffer along the north perimeter where 10 feet is the minimum required, five-foot landscape buffers along the east and west perimeters where six feet is the minimum required, and a zero-foot landscape buffer along a portion of the south perimeter where six feet is the minimum required.

5. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot landscape buffer separating the sidewalk from the back of street curb along Bonanza Road where a five-foot landscape buffer is the minimum required.

6. Exceptions from Title 19.12.040 are hereby approved to allow 15 trees within the landscape buffer along the north perimeter where 25 trees are required, 31 trees within the landscape buffer along the west perimeter where 32 trees are required and nine trees within the landscape buffer along the south perimeter where 25 trees are required.

7. An Exception from Title 19.12.040 is hereby approved to allow 8 parking lot landscape trees where 22 trees are required and 15 parking lot landscape islands where 20 islands are required.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. Air conditioning units shall not be mounted on rooftops.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Remove all substandard public street improvements and unused driveway cuts on Bonanza Road adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

19. Dedicate and construct a deceleration lane at the entrance of this site, unless otherwise directed in writing in the approved Traffic Impact Analysis.

20. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect the sewer for this site in Bonanza Road at Lillian Street concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Alternatively, provide or obtain documentation showing private sewer access through a private sewer easement in favor of Parcel 140-32-502-002 granted through Parcels 140-32-516-000 and 140-32-517-001 prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

22. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance

will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

SDR-35988 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an undeveloped 7.27-acre lot at 4901 East Bonanza Road. This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-12128) for a proposed 315 unit, four story condominium development where a 348 unit, four story condominium development was previously approved. This request will decrease the number of units, building area, landscaping and required parking. The applicant is requesting, as part of this review, Waivers and Exceptions of the Title 19 Landscape Standards. Staff can support the requested landscape Waivers and Exceptions as they are minor in nature, and will have a minimal impact on the adjacent surrounding properties; therefore, staff is recommending approval of this application. If this application is denied, site development must comply with the previously approved Site Development Plan Review (SDR-12128).

ISSUES

- The applicant is requesting Waivers to allow a five-foot landscape buffer along the north perimeter where 10 feet is the minimum required, a zero-foot landscape buffer along a portion of the south perimeter where six feet is the minimum required, and five-foot landscape buffers along the east and west perimeters where six feet is required.
- The applicant is requesting an Exception to allow 8 parking lot landscape trees where 22 trees are required and 15 parking lot landscape islands where 20 islands are required.
- The applicant is requesting Exceptions to allow 15 trees within the landscape buffer along the north perimeter where 25 trees are required, 31 trees within the landscape buffer along the west perimeter where 32 trees are required and nine trees within the landscape buffer along the south perimeter where 25 trees are required.
- The proposed development is not consistent with Title 19.12.040, which requires "any sidewalk along arterial streets one hundred feet and wider to be separated from the back of the street curb by a minimum five-foot wide landscape buffer". The applicant has requested a Waiver of this requirement, and staff can support the request as the existing sidewalk is located at the back of curb to match the location of the sidewalk on adjacent properties.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/17/06	A deed was recorded for a change in ownership at 4901 East Bonanza Road.
08/16/06	City Council approved a Rezoning (ZON-12127) to change the zoning at 4901 East Bonanza Road from R-MHP (Residential Mobile Home Park) to R-5 (Apartment). Planning Commission and staff recommended approval.

GK

08/16/06	City Council approved a Site Development Plan Review (SDR-12128) for a 348 unit, four story condominium development at 4901 East Bonanza Road. Planning Commission and staff recommended approval.
08/16/06	City Council approved a General Plan Amendment (GPA-12129) to change the general plan designation from ML (Medium Low Density Residential) to H (High Density Residential) at 4901 East Bonanza Road. Planning Commission and staff recommended approval.
07/02/08	City Council approved an Extension of Time (EOT-28196) of an approved rezoning (ZON-12127) at 4901 East Bonanza Road. Staff recommended approval.
07/02/08	City Council approved an Extension of Time (EOT-28347) of an approved Site Development Plan Review (SDR-12128) for a 348 unit, four story condominium development at 4901 East Bonanza Road. Staff recommended approval.
Related Building Permits/Business Licenses	
06/24/04	A Code Enforcement case (46946) was opened for building and fire code infractions. The case was resolved on 06/01/06.
10/20/04	A Code Enforcement case (77308) was opened for illegal garage sales. The case was resolved on 11/17/04.
02/14/05	A Code Enforcement case (108158) was opened for an illegal shed, illegal wiring to the shed, and an inoperable vehicle. The case was resolved on 01/12/06.
05/12/08	A Code Enforcement case (665217) was opened for an old mobile home park that is now empty. Graffiti and trash was noted throughout the site. The case was resolved on 06/30/08.
Pre-Application Meeting	
08/24/09	The following items were discussed at the pre-application conference: • Reduction in the number of units from 348 to 315. • A change in the number and composition of bedrooms. • A Parking reduction of 17%. • Removal of the first level parking podium.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/01/09	Staff conducted a field inspection and noted a well maintained undeveloped lot. The site was enclosed by a chain link fence.

Details of Application Request	
Site Area	
Net Acres	7.27

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	R-5 (Apartment)
North	Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mini-Storage	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
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 19.08.050, the following development standards shall apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	7,000 S.F.	7.27 acres	Y
Min. Lot Width	N/A	500 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	45 Feet	Y
• Rear	20 Feet	40 Feet	Y
Min. Distance Between Buildings	N/A	8 Feet	Y
Max. Building Height	4 Stories / 55 Feet	4 Stories / 49 Feet	Y
Trash Enclosure	Screened, Gated with a Roof or Trellis	Screened, Gated with a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following standards shall apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	147 Feet	270 Feet	Y
Trash Enclosure	50 Feet	298 Feet	Y

Pursuant to Title 19.12.040, the following landscape standards shall apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree / 6 Spaces	22 Trees	8	N
Buffer: Min. Trees	1 Tree / 20 Linear Feet	114 Trees	87 Trees	N
TOTAL		136	95	N
Min. Zone Width • Front • Sides • Rear	15 Feet 6 Feet 6 Feet		5 Feet 5 Feet Zero Feet	N N N
Wall Height	6-8 Feet		7 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	*Required*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Condominium – One Bedroom Unit	225 Units	1.25 spaces per unit	282				
Condominium – Two Bedroom Unit	90 Units	1.75 spaces per unit	158				
Condominium – Guest Parking		1 space per 6 units	53				
Sub-Total			493	9	521	9	
TOTAL			502		521		Y

GK

	Previously Approved (SDR-12128)	Proposed
Number of Buildings	11 Buildings	15 Buildings
Total Number of Units	348 Units	315 Units
Number of One Bedroom Units	120 Units	225 Units
Number of Two Bedroom Units	180 Units	90 Units
Number of Three Bedroom Units	48 Units	Zero Units
Parking Requirements	619 spaces required 624 spaces provided	502 spaces required 521 spaces provided
Parking Lot Landscape Islands	33 landscape islands required 33 landscape islands provided	20 landscape islands required 15 landscape islands provided
Elevations	4 stories Height - 53 Feet 6 Inches	4 stories Height - 49 Feet
Landscape Buffer Widths	North – 10 Feet South – 20 Feet East – 5 Feet West – 5 Feet	North – 5 Feet South – Zero Feet East – 5 Feet West – 5 Feet
Building Setbacks	Front – 10 Feet Sides – 5 Feet Rear – 20 Feet	Front – 10 Feet Sides – 45 Feet Rear – 40 Feet

Waivers		
Requirement	**Request**	**Staff Recommendation**
15 Feet	To allow a five foot landscape buffer along the north perimeter.	Approval
6 Feet	To allow a zero foot landscape buffer along the south perimeter.	Approval
6 Feet	To allow five foot landscape buffers along the east and west perimeter	Approval
5 Feet	To allow a zero foot landscape buffer area between the back of street curb and the sidewalk along Bonanza Road.	Approval

Exceptions		
Requirement	**Request**	**Staff Recommendation**
25 Trees	15 Trees within the landscape buffer along the north perimeter.	Approval
32 Trees	31 trees within the landscape buffer along the west perimeter.	Approval
25 Trees	Nine trees within the landscape buffer along the south perimeter.	Approval
22 Trees	To allow 8 parking lot landscape trees.	Approval
20 Landscape Islands	To allow 15 parking lot landscape islands	Approval

ANALYSIS

This request is for a Major Amendment to the original Site Development Plan Review (SDR-12128) that approved a 348 unit, four story condominium development. As proposed, the condominium development will decrease to 315 units, with a subsequent reduction in required parking and site design.

The site complies with all Title 19 requirements with the exception of required landscaping. Per Title 19.12.040, a perimeter landscape buffer of ten feet must be provided adjacent to all street rights-of-way and a buffer of six feet must be provided along all interior property lines. The landscape plan depicts a five-foot landscape buffer along a street right-of-way, which is a five foot deviation from standard, a zero foot landscape buffer along a portion of the south property line, which is a six-foot deviation from standard and five-foot landscape buffers along the east and west perimeters which are one-foot deviations from standard.

Per Title 19.12.040, the Perimeter Landscape Buffer Standards require one tree for every 20 linear feet of perimeter buffer area. The applicant is requesting Exceptions to allow 15 trees within the landscape buffer along the north perimeter where 25 trees are required, 31 trees within the landscape buffer along the west perimeter where 32 trees are required and nine trees within the landscape buffer along the south perimeter where 25 trees are required. Staff can support the requested landscape Waivers and Exceptions as they are minor in nature, and the landscaping provided will be adequate for the development; therefore, staff is recommending approval of this application.

Per Title 19.12.040, the On-Site Parking Lot Landscaping standards require one parking lot landscape island for every six parking spaces and one 24-inch box tree for every landscape island. The applicant is requesting Exceptions to allow 15 parking lot landscape islands where 20 islands are required and eight parking lot landscape trees where 22 trees are required.

Per Title 19.12.040, sidewalks along arterial streets 100 feet and wider shall be separated from the back of street curb by a minimum of five feet of landscape buffer area. The landscape plan depicts a zero-foot landscape buffer, which is a five-foot deviation from standard. The applicant has requested a Waiver to address this issue. Staff can support the requested Waiver, as the existing sidewalk is located at the back of curb to match the location of the sidewalk on adjacent properties.

FINDINGS

The following findings must be made for a Site Development Plan Review:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with adjacent development and development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan and Title 19, with the exception of the requests for waivers and exceptions of the Title 19 landscape standards. These requests are minor in nature and will not negatively impact the surrounding land uses.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed from Bonanza Road, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and will provide adequate access to the site. Site access and circulation will not negatively impact adjacent roadways and neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for the area and the city. Landscape materials are also appropriate for the area and city.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations are not unsightly or obnoxious, and will be compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 258

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: BONANZA GARDENS

Project Address (Location) 4901 E. BONANZA RD.

Project Name BONANZA GARDENS **Proposed Use** MULTY-FAM. RESIDENTIAL

Assessor's Parcel #(s) 140-32-502-002 **Ward #** _____

General Plan: existing H proposed NO CHANGE PROPOSED **Zoning:** existing R-5 proposed NO CHANGE PROPOSED

Commercial Square Footage 228,584 SF **Floor Area Ratio** 0.72

Gross Acres 7.27 **Lots/Units** 315 **Density** 43.33

Additional Information _____

PROPERTY OWNER EL CAPITAN MHP LLC **Contact** PAUL THORYK

Address ~~76 ST. JOHNS WOOD~~ (UK) **Phone:** _____ **Fax:** _____

City HENDERSON N.V. **State** NV. **Zip** 89015

E-mail Address LANNONMAPIC@HOTMAIL.COM

APPLICANT EL CAPITAN MHP LLC **Contact** ROBERT LANNON

Address 2187 OKOA ST. **Phone:** _____ **Fax:** _____

City HONOLULU HI **State** HI **Zip** 96821

E-mail Address _____

REPRESENTATIVE Paul Thoryk **Contact** _____

Address _____ **Phone:** 619 995 9905 **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Rob Lannon

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Robert Lannon managing member

Subscribed and sworn before me

This 8 day of September, 20 09

Notary Public in and for said County and State

Jody A. Wong
Notary Public, State of Hawaii
My Commission expires September 19, 2012

JODY A. WONG NOTARY 04-529 PUBLIC STATE OF HAWAII

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-35988
Meeting Date:	11/05/09
Total Fee:	$1030.00
Date Accepted:	09/11/09
Accepted By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

f:\depot\Application Packet\Application Form.doc

STATE OF HAWAII }
} ss.
CITY AND COUNTY OF HONOLULU }

Subscribed and sworn to before me this 8 day of September,
2009 by Robert Cannon —.

JODY A. WONG NOTARY 04-529 PUBLIC STATE OF HAWAII

Jody A. Wong
Notary Public, State of Hawaii
My Commission Expires September 19, 2012

Type of Document: Planning + Development Dept — Number of Pages: 1

Other Signers: — Date of Document: 9/8/2009

Doc. Date: 9/8/2009 # Pages: 1
Notary Name: Jody A. Wong First Circuit
Doc. Description: Planning + Development Dept. —

Notary Signature 9/8/2009
Date

SDR-35988

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35988 APN: 140-32-502-002

Name of Property Owner: EL CAPITAN MHP, LLC

Name of Applicant: EL CAPITAN MHP, LLC

Name of Representative: PAUL THORYK

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: [signature] MANAGING MEMBER

Print Name: ROBERT LANNON

Subscribed and sworn before me

This 9 day of September, 2009

[signature]

Notary Public in and for said County and State

JODY A. WONG NOTARY 04-529 PUBLIC STATE OF HAWAII

Jody A. Wong
Notary Public, State of Hawaii
My Commission expires September 19, 2012

Doc. Date: 9/9/2009 # Pages: 1

Notary Name: Jody A. Wong First Circuit

Doc. Description: Statement of Financial Interest

[signature] 9/9/2009

Notary Signature Date



SITE PLAN

SCALE: 1" = 65'-0"

PROJECT INFORMATION

UNIT "A" 1BEDROOM = 157
UNIT "B" 1BEDROOM = 68
UNIT "C" 2 BEDROOM = 90
TOTAL UNITS : 315

PARKING REQUIREMENTS:

1 BEDROOM UNITS 225 X 1.25 =	281.25
2 BEDROOM UNITS 90 X 1.75 =	157.50
PARKING:	438.75
GUEST PARKING; 1 PER EVERY 6 UNITS SPACES:	53
HANDICAP PARKING:	9
TOTAL PARKING:	520.75
TOTAL PARKING PROVIDED:	521

GARAGES:

GARAGES STAND ALONE:	60
BUILDING 1:	18
BUILDING 2:	20
BUILDING 5:	16
TOTAL:	114

STORAGE:

GARAGES STAND ALONE:	15
BUILDING 2:	27
TOTAL:	78



VECINITY MAP

B O N A N Z A
V E G A S L U X U R Y L I V I N G
A P A U L T H O R Y K D E V E L O P M E N T
V E G A S , N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D
1 2 3 5 S H A F T E R S T R E E T
S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thoryk@thorykarch.com

SDR-35988
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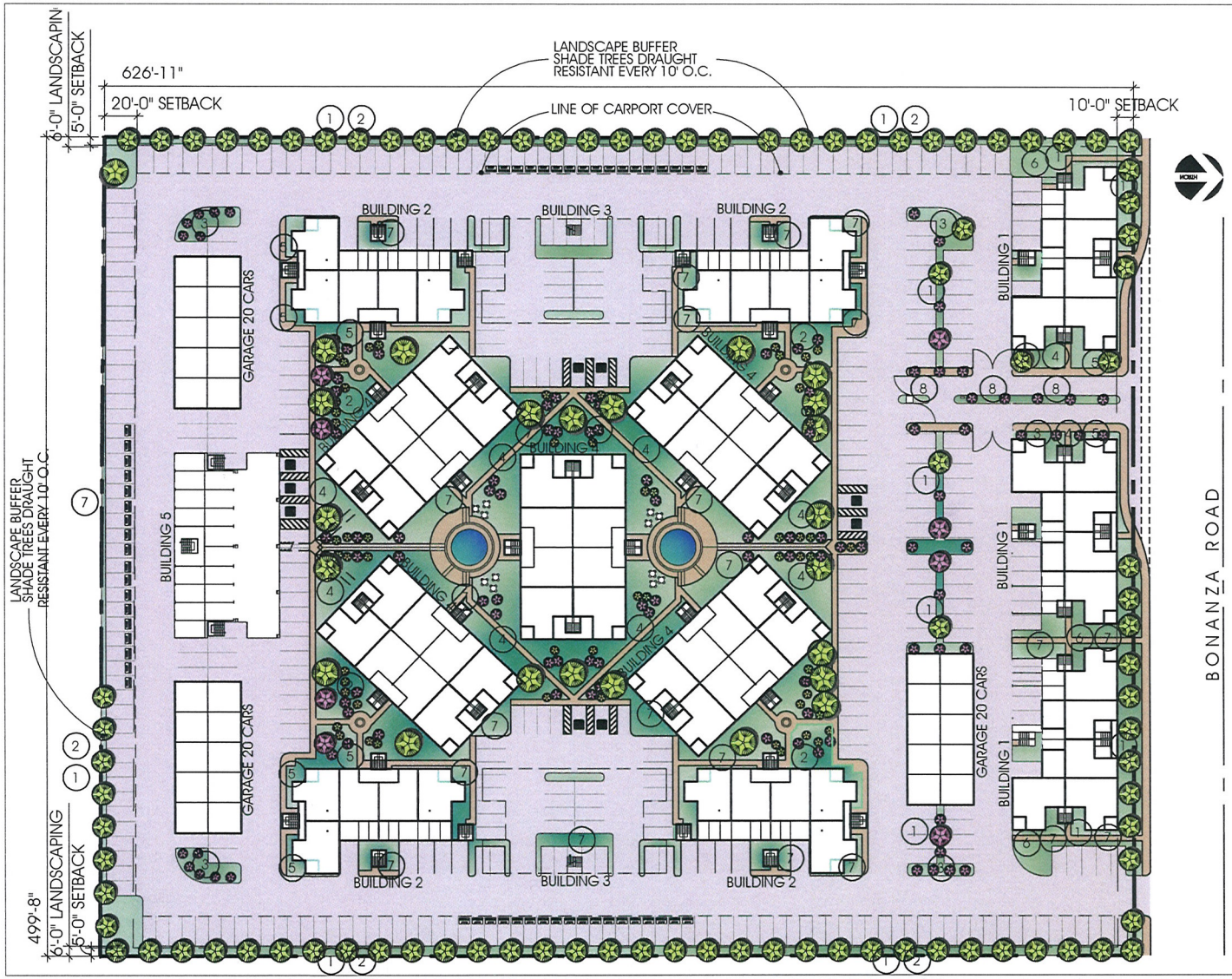
11/19/09 PC

OCT 21 2009



PLANT LEGEND

Mulga Tree, Acacia aneura	1	
Desert Willow, Chilopsis linearis	2	
Autumn Sage, Salvia greggii	3	
Damianita, Chrysactinia mexicana	4	
Texas Ranger, Leucophyllum candidum	5	
Desert Spoon, Dasylirion wheeleri	6	
ARTIFICIAL TURF	7	
QUEEN PALM (SYAGRUS ROMANZOFFIANA)	8	

LANDSCAPE PLAN

SCALE: 1" = 65'-0"



VECINITY MAP

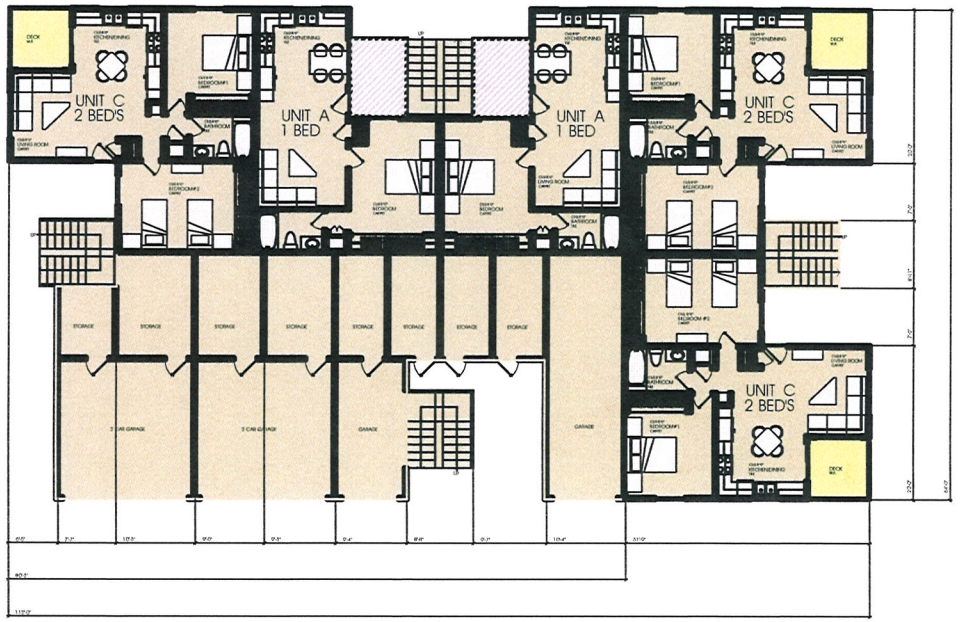
BONANZA
VEGAS LUXURY LIVING
A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

THORYK ARCHITECTURE
INCORPORATED
1235 SHAFTER STREET
SAN DIEGO, CA 92106
PH (619) 523-9050 E-MAIL thoryk@thorykarch.com

SDR-35988

11/19/09 PC

OCT 28 2009



BUILDING 1 (LOWER LEVEL)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 1 "
LOWER FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	1,204 SF	
UNIT C	3,168 SF	192 SF
STORAGE	385 SF	
GARAGE	502 SF	

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BONANZA
VEGAS LUXURY LIVING
A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

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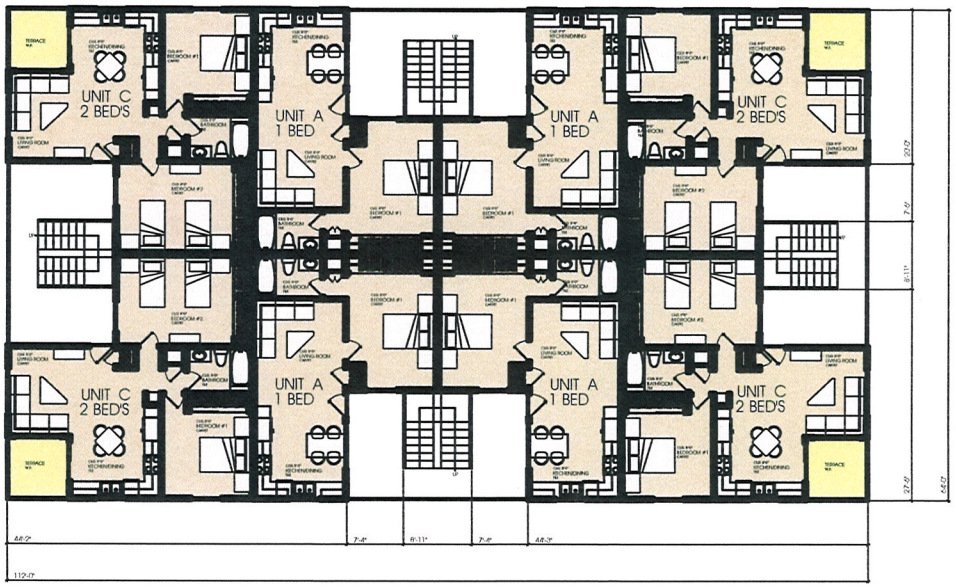
SDR-35988
11/05/09 PC



BUILDING 1 (MIDDLE LEVEL)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 1 "
MIDDLE FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	2,408 SF	
UNIT C	3,168 SF	256 SF

STORAGE
GARAGE

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B O N A N Z A
V E G A S L U X U R Y L I V I N G

A P A U L T H O R Y K D E V E L O P M E N T
V E G A S N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D
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S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thoryk@thorykarch.com

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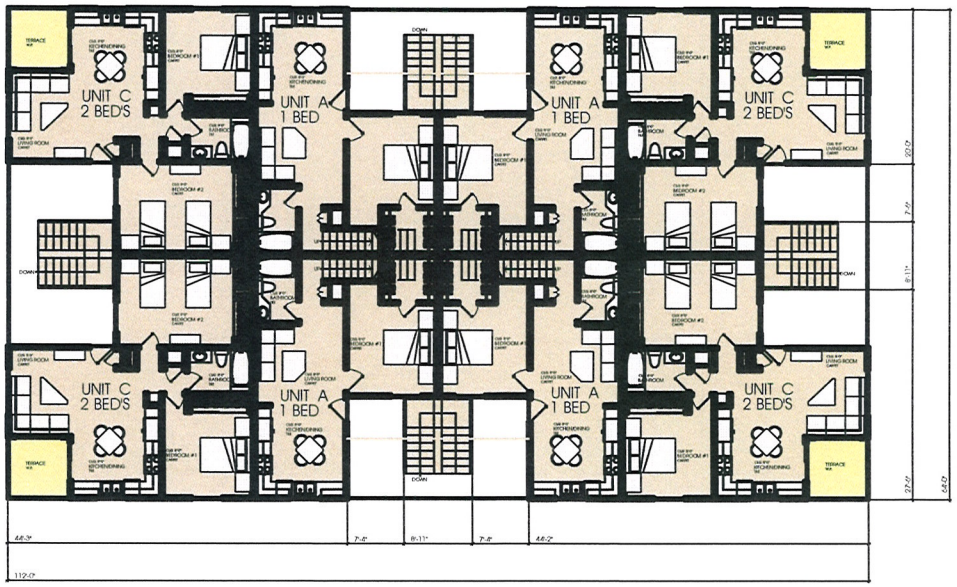
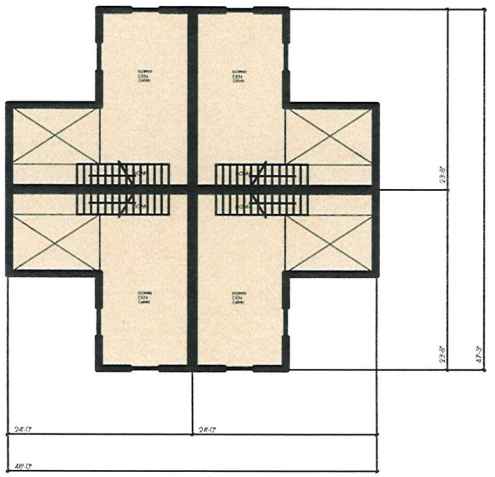
11/05/09 PC



BUILDING 1 (UPPER LEVEL)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 1 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A2	2,476 SF	
LOFT	1,682 SF	
UNIT C	3,168 SF	256 SF

STORAGE
CARPORT

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BONANZA
VEGAS LUXURY LIVING

A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

THORYK ARCHITECTURE
INCORPORATED
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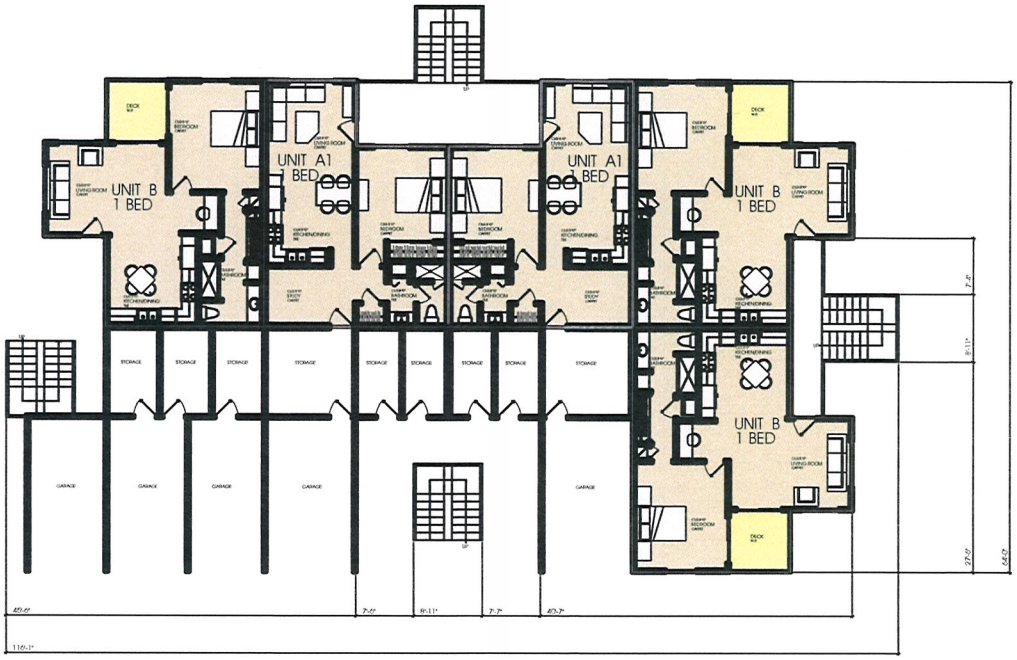
PH (619) 523 - 9050 E-MAIL thoryk@thorykarch.com

SDR-35988
11/05/09 PC



BUILDING 2 (LOWER LEVEL)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 2 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A1	1,358 SF	
UNIT B	2,211 SF	282 SF
STORAGE	889 SF	
GARAGE	937 SF	

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VEGAS NEVADA

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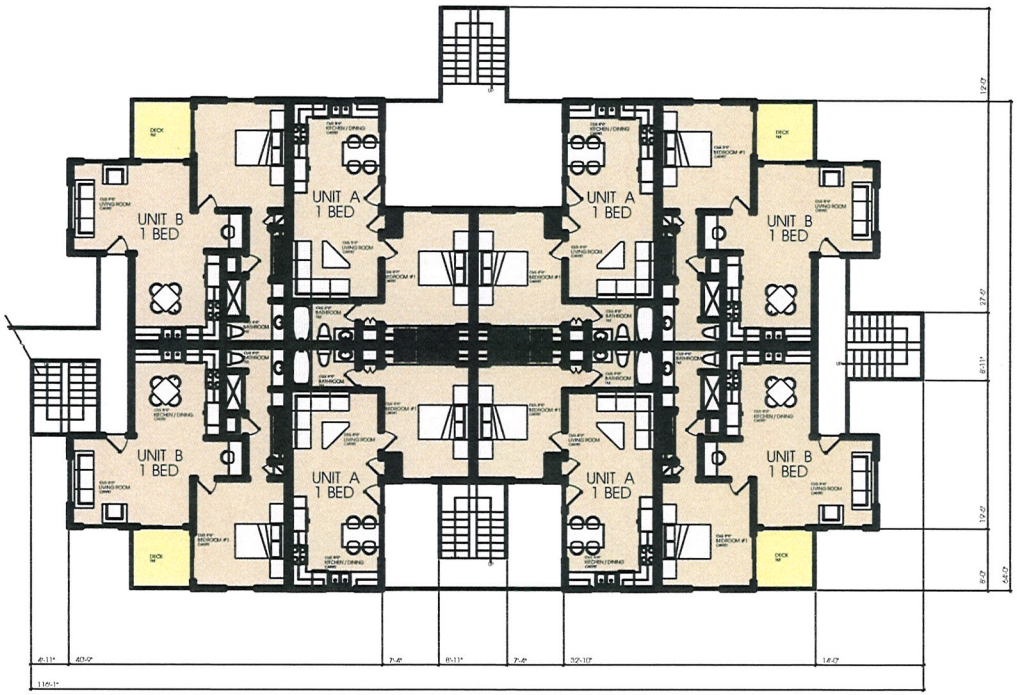

BUILDING 2 (MIDDLE LEVEL)

SCALE: 1/16" = 1'-0"

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SEP 11 2009

PROJECT INFORMATION

BUILDING " 2 "
MIDDLE FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	2,408 SF	
UNIT A2 LOFT	2,476 SF	
STORAGE		
GARAGE		

BONANZA
VEGAS LUXURY LIVING
A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

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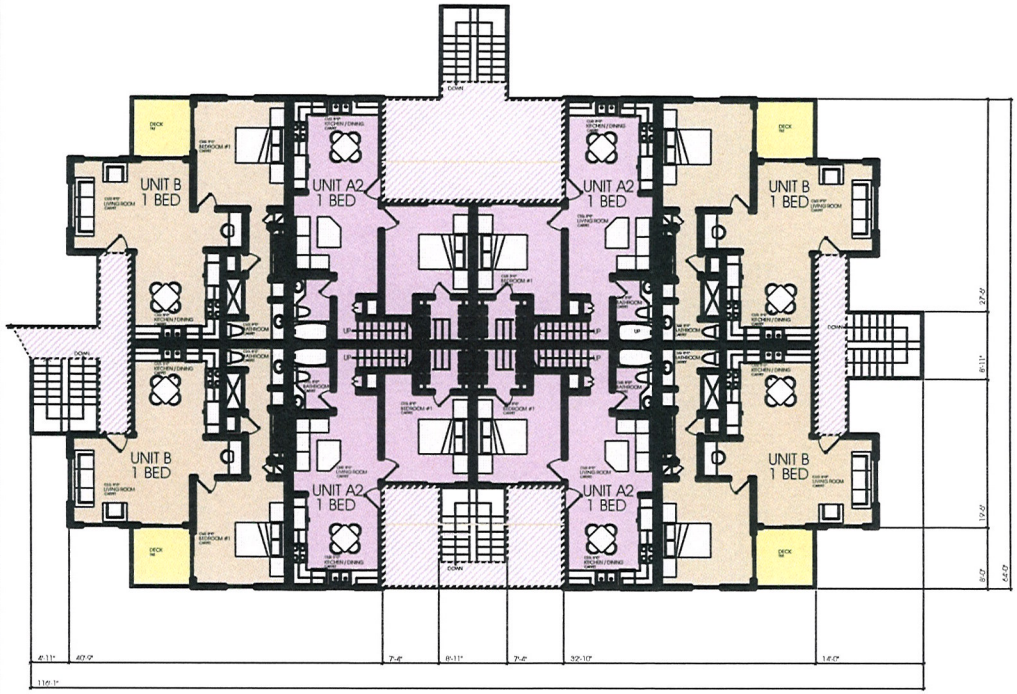
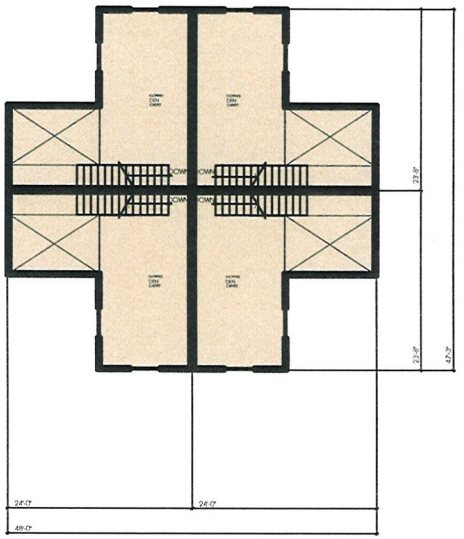
SDR-35988
11/05/09 PC



BUILDING 2 (UPPER LEVEL)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

RECEIVED
SEP 11 2009

PROJECT INFORMATION

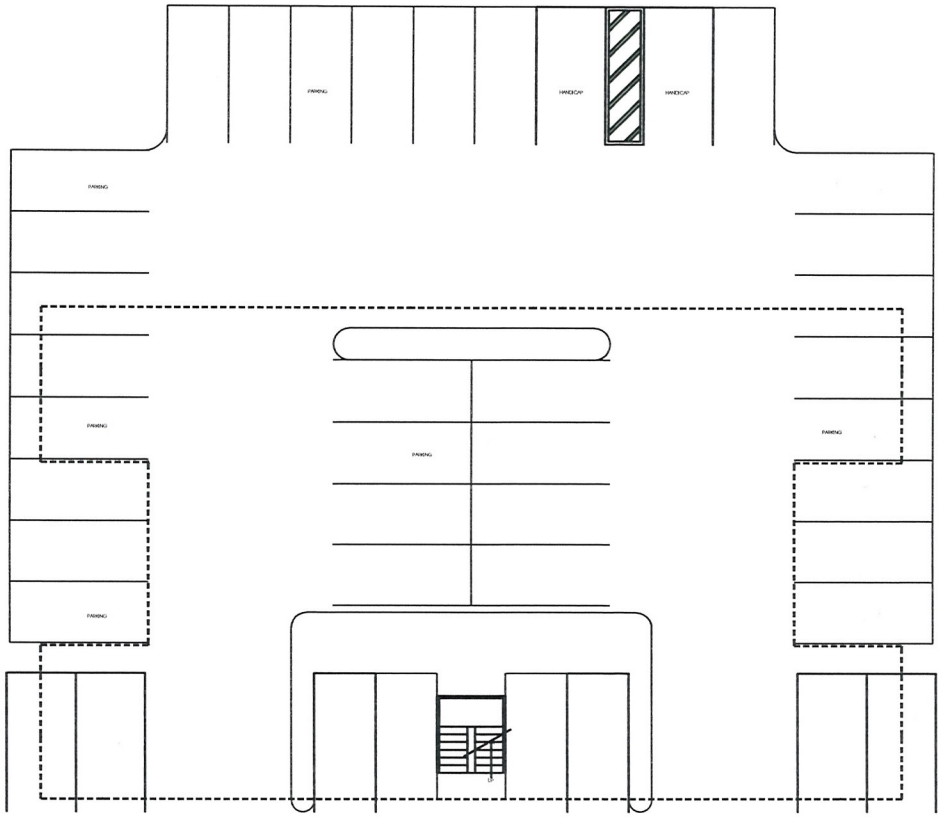
BUILDING " 2 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A2	2,476 SF	
LOFT	417 SF	
UNIT B	2,768 SF	256 SF

B O N A N Z A
V E G A S L U X U R Y L I V I N G
A P A U L T H O R Y K D E V E L O P M E N T
V E G A S N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D
1 2 3 5 S H A F T E R S T R E E T
S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thoryk@thorykarch.com

SDR-35988
11/05/09 PC



BUILDING 3 (LOWER LEVEL)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 3 "
LOWER FLOOR

PARKING SPOTS: 40
HANDICAP: 2

RECEIVED
SEP 11 2009

B O N A N Z A
V E G A S L U X U R Y L I V I N G
A P A U L T H O R Y K D E V E L O P M E N T
V E G A S N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D
1 2 3 5 S H A F T E R S T R E E T
S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thoryk@thorykarch.com

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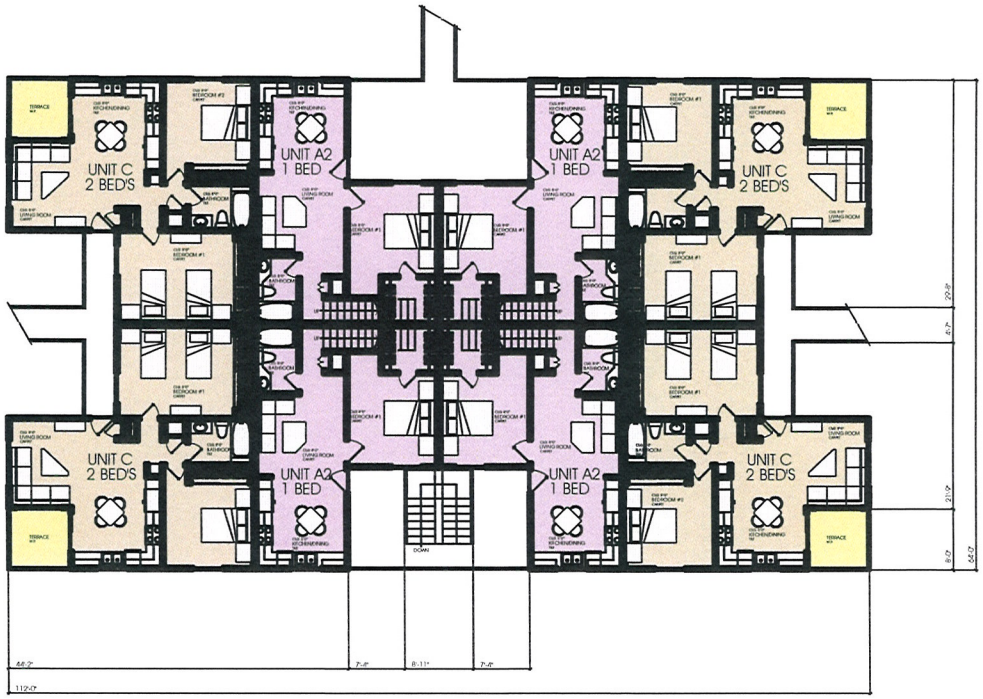
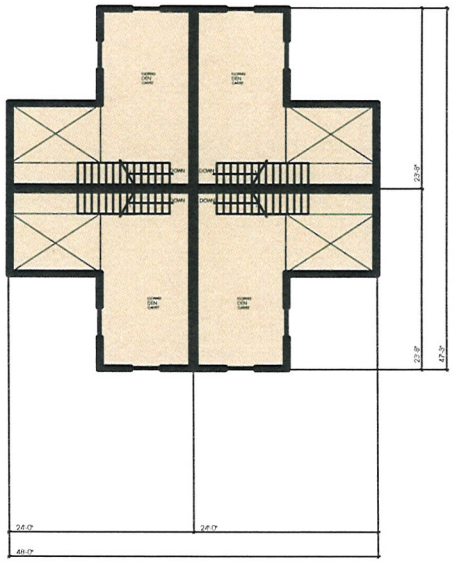


BUILDING 3 (UPPER)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING " 3 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT C	3,168 SF	256 SF
UNIT A2	2,476 SF	
LOFT	1,686 SF	

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VEGAS LUXURY LIVING
A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

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INCORPORATED
1235 SHAFTER STREET
SAN DIEGO, CA 92106
PH (619) 523 - 9050 E-MAIL thoryk@thorykarch.com

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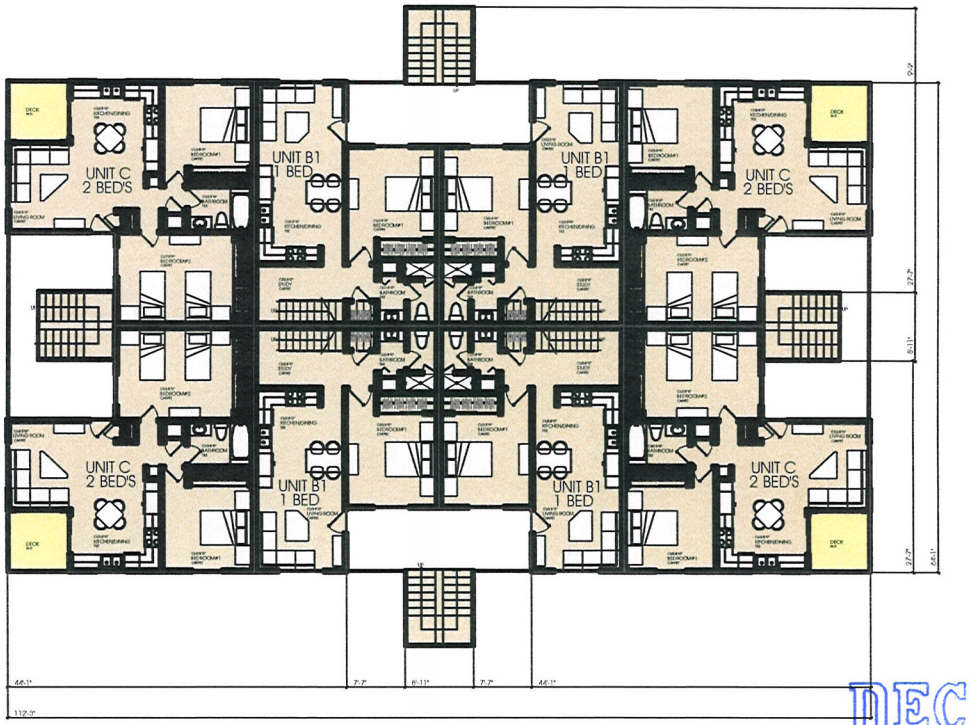

BUILDING 4 (LOWER & MIDDLE LEVELS)

SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING " 4 "
LOWER & MIDDLE FLOOR

UNITS	L. SPACE	DECK
" B "	2,712 SF	359 SF
" C "	3,168 SF	930 SF

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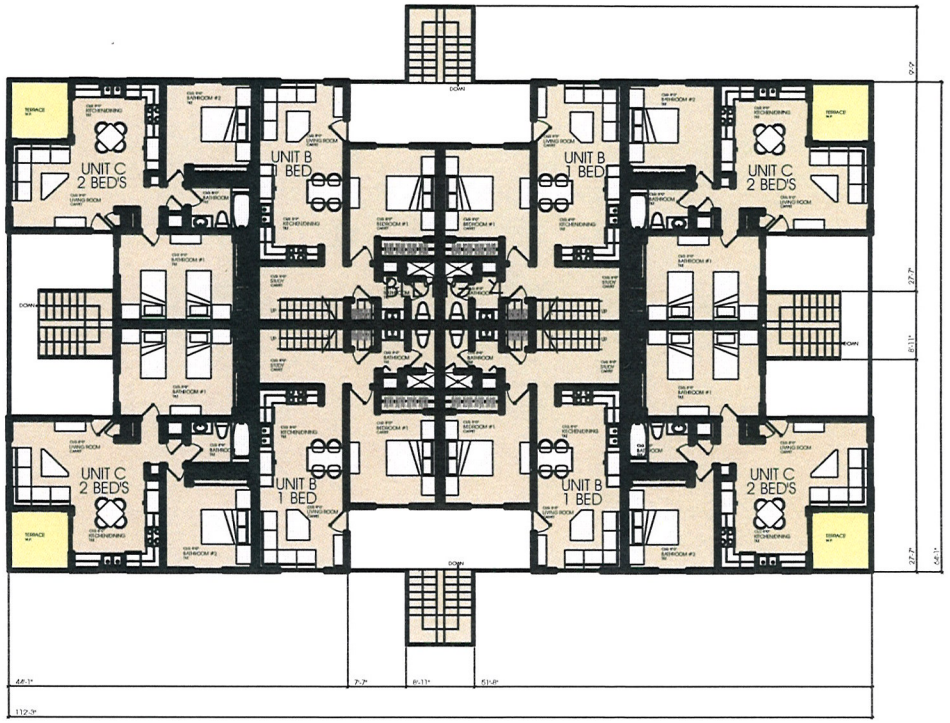
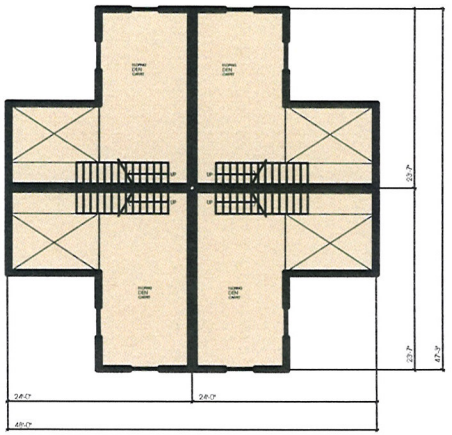


BUILDING 4 (UPPER LEVEL)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING "4"
UPPER FLOOR & LOFT

UNITS	L. SPACE	DECK
"B"	3,070 SF	358 SF
"C"	3,168 SF	930 SF
LOFT	1,684 SF	

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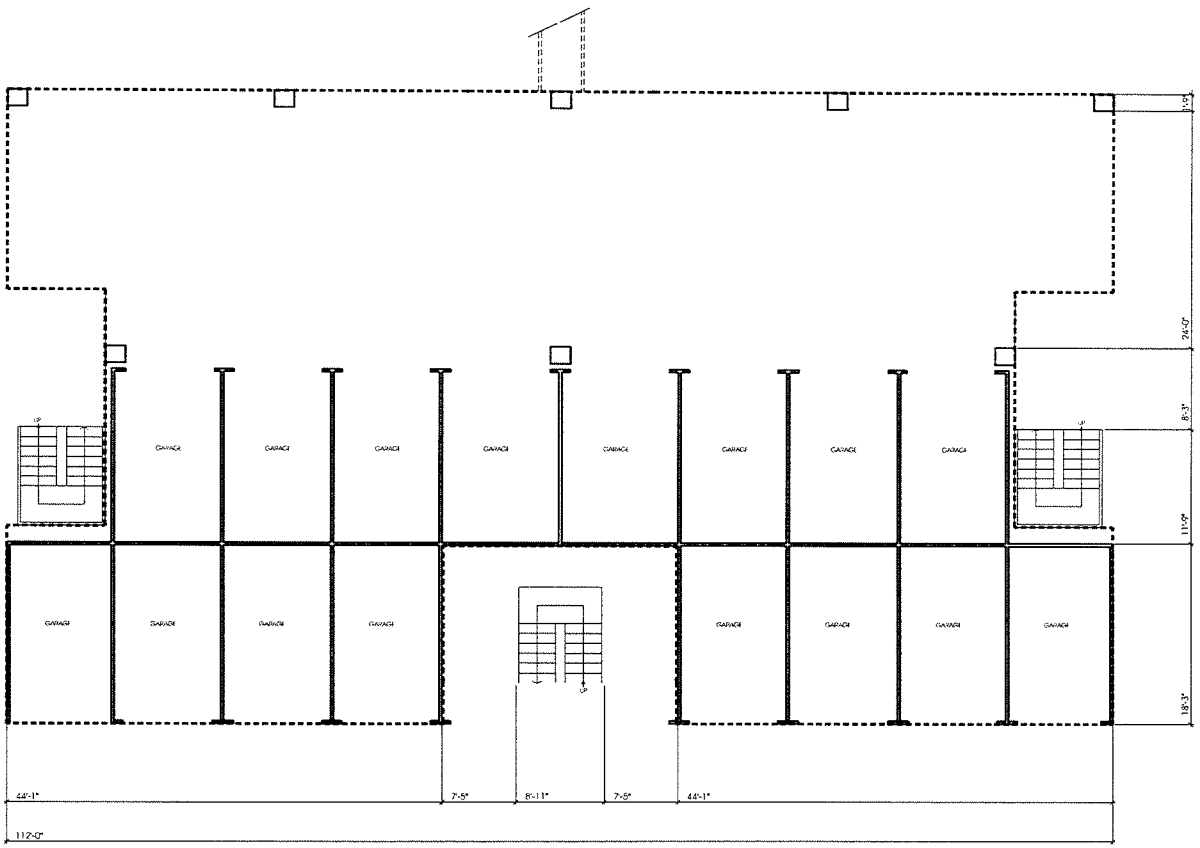

BUILDING 5 (LOWER)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 5 "
UPPER FLOOR & LOFT

UNITS	SPACES
GARAGE	16

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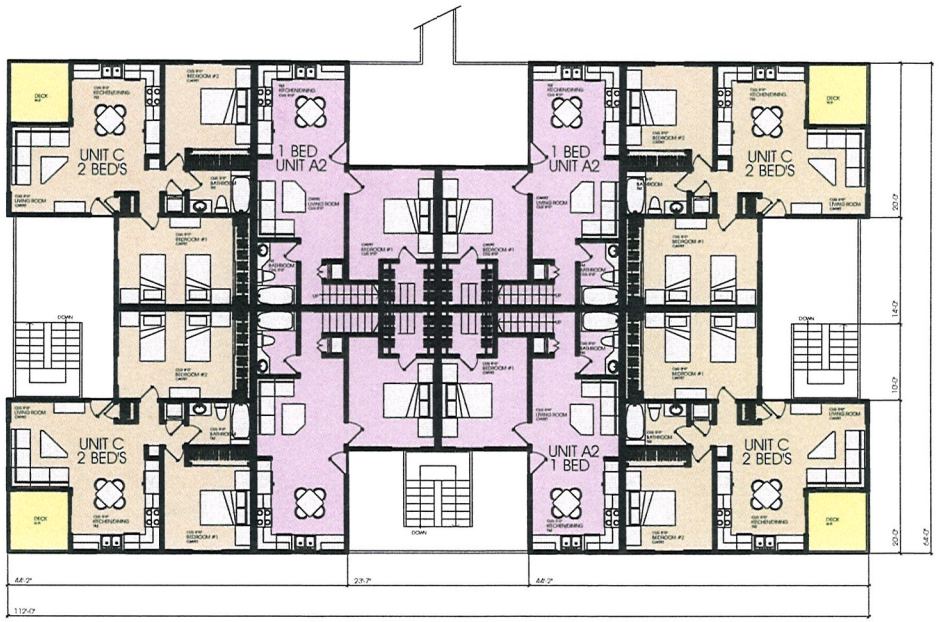

BUILDING 5 (UPPER)

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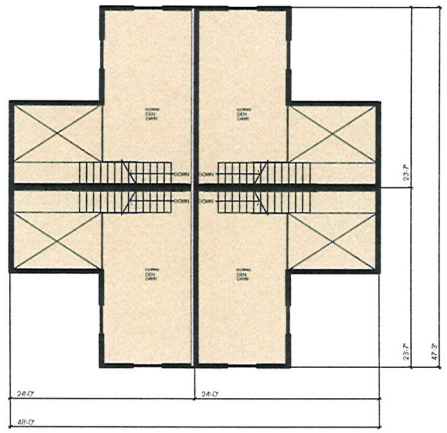

UPPER LOFT

SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING " 2 "
UPPER FLOOR & LOFT

UNITS	L. SPACE	DECK
" A2 "	1,238 SF	209 SF
" C "	3,168 SF	256 SF
LOFT	1,698 SF	

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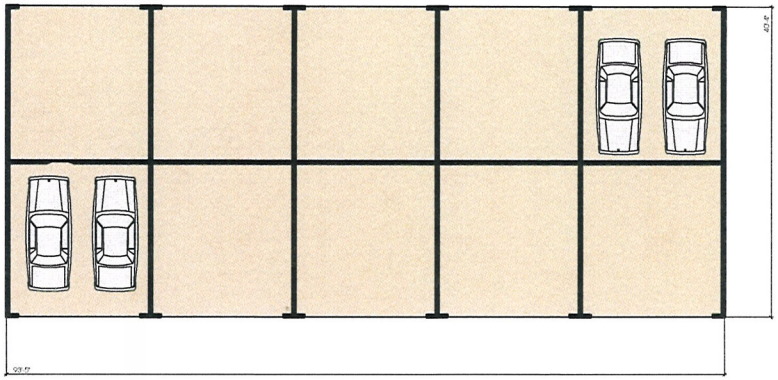

PARKING BUILDING GARAGE

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

PARKING GARAGE BUILDING

UNITS	PARKING SPACES PER GARAGE	AREA
2 CAR GARAGE	2	367 SF

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NORTH STREET ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH STREET ELEVATION

SCALE: 1/32" = 1'-0"

MATERIALS:

1. METAL ROOF
2. STUCCO STA. BARBARA COLOR PER ELEVATION:
   - A. GREEN
   - B. YELLOW
   - C. LIGHT SALMON
   - D. PURPLE
3. 4040 SLIDING VINYL WINDOWS
4. 4040 VINYL FIX WINDOW
5. 6040 VINYL SLIDING WINDOW
6. 9076 METAL ROLL-UP GARAGE DOOR
7. 16076 METAL ROLL-UP GARAGE DOOR
8. 6068 VINYL SLIDING GLASS DOOR

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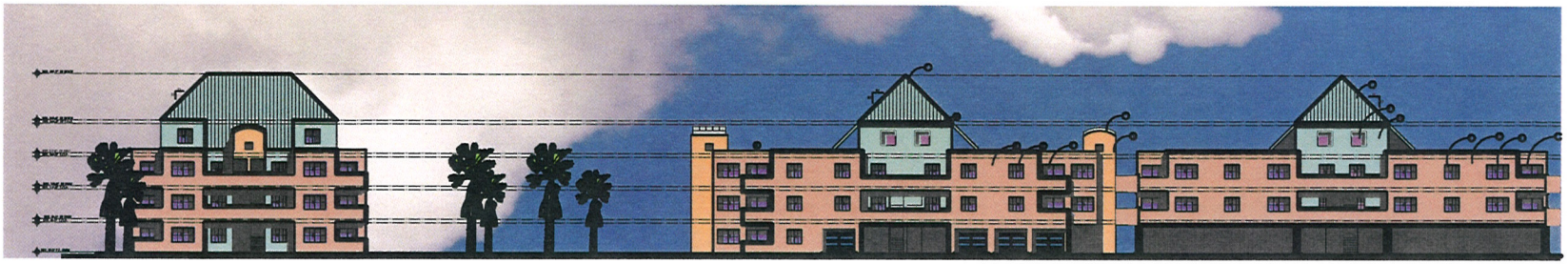



WEST STREET ELEVATION

SCALE: 1/32" = 1'-0"

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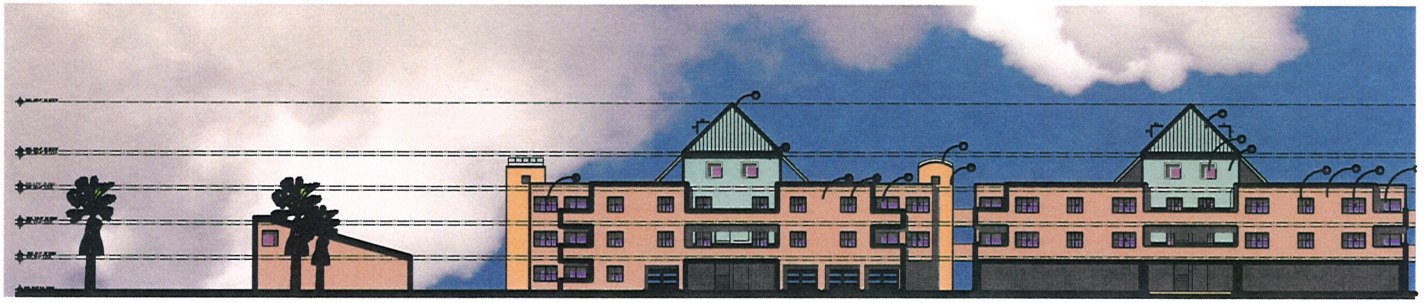

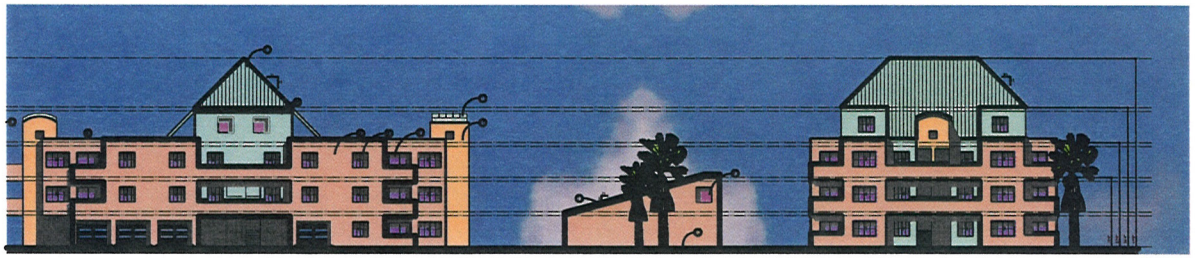

EAST STREET ELEVATION

SCALE: 1/32" = 1'-0"

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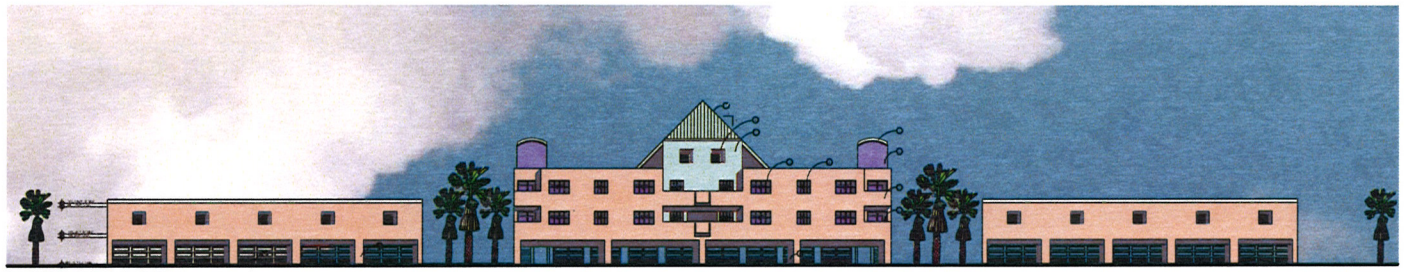
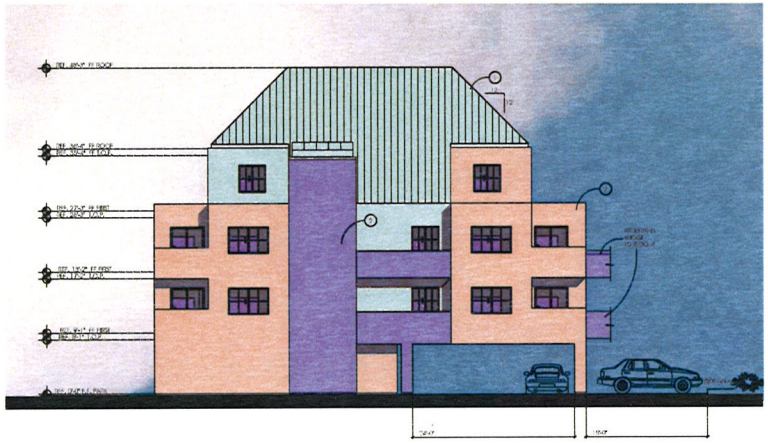


NORTH VIEW ELEVATION (BUILDING 5)
SCALE: 1/16" = 1'-0"



EAST SIDE ELEVATION (BLDG. 5)
SCALE: 1/8" = 1'-0"

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OCT 21 2009

SDR 35988				
El Capitan MHP, LLC				
4901 E. Bonanza Rd.				
Proposed 315-unit condominium development.				
Traffic produced by proposed development:				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	315	5.86	1,846
AM Peak Hour			0.44	139
PM Peak Hour			0.52	164
Existing traffic on all nearby streets:				
Bonanza Rd.				
Average Daily Traffic (ADT)	25,208			
PM Peak Hour	2017			
Marion Dr.				
Average Daily Traffic (ADT)	3,500			
PM Peak Hour	280			
Nellis Blvd.				
Average Daily Traffic (ADT)	59,393			
PM Peak Hour	4,751			
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Bonanza Rd.	49210			
Marion Dr.	17745			
Nellis Blvd.	51800			
This project will add approximately 1,846 trips per day on Bonanza Rd, Marion Dr., and Nellis Blvd. This will increase the existing volumes by about 7 percent on Bonanza, by about 53 percent on Marion, and by about 3 percent on Nellis. Currently, Bonanza is at about 51 percent of capacity and Marion is at about 20 percent of capacity. Nellis is an NDOT controlled roadway; it is currently over capacity.				
Based on Peak Hour use, this development will add roughly 164 additional cars into the area; or about 3 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-35988 - APPLICANT/OWNER: EL CAPITAN MHP, LLC
4901 EAST BONANZA ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

10/01/09



SDR-35988 - APPLICANT/OWNER: EL CAPITAN MHP, LLC
4901 EAST BONANZA ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

10/01/09



SDR-35988 - APPLICANT/OWNER: EL CAPITAN MHP, LLC
4901 EAST BONANZA ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

10/01/09

THORYK ARCHITECTURE, INC

1235 SHAFTER STREET SAN DIEGO, CALIFORNIA 92106

TELEPHONE: (619)523.9050 FACSIMILE: (619)523.9035 E-MAIL: PAUL@THORYKARCH.COM

Bonanza Gardens
Las Vegas Nevada

August 05, 2009

City of Las Vegas Planning & Development Department

Attention: Department City of Las Vegas Planning & Development Department

Re: SDR 12128 Bonanza Gardens-4901 East Bonanza Road (APN-140-32-502-002)

Planning & Development Department

In Reference to the Pre-application Conference meeting, for the Bonanza Gardens

Based on the economic climate and the actual conditions we are all experiencing in Las Vegas and in the rest of our nation, we were forced to modify our design.
The new and improved version is based on a reduction of the approved Bonanza project (August 16, 2006 for 348 units); we would like to keep moving forward with the project, but we must improve the design to make it economically feasible.
The reduction of the units is only by 9.5% to 315 total units. The other aspect of modifying the design is to make it a green design for a better sustainable environment, and affordable project. We also
would like to point out the following improvements to the project.

1.- 9.5 % Reduction of the number of units from 348 units to 315 total units.

2.- Reduction on the number of bedrooms and unit size

3.- With the reduction of units, the parking requirements diminish.

SDR-35988
11/19/09 PC

4.- Delete first level parking podium for an improved residential neighborhood surface parking, with garages and green friendly grassy surface over parking space every 6 spaces.

5.- Improved the open space within the buildings and site.

6.- Modified the units and delete the elevators with central corridor within the buildings for a neighborhood quality walkup entry.

7.- Doubling up the 24" box shade trees at the perimeter landscaping.

8.- The improved design blends itself as a friendlier neighbor to the surrounding projects, as opposed to a 3 story over a parking podium.

9.-Sustainable, with a possible gold Leed certification, solar panels for energy consumption, energy efficient appliances and mechanical units capable on running on solar energy , use of sustainable and recyclable panel system for the building construction .

We would appreciate the opportunity to present the project and address the improved residential design. We reduced the number of units, in a full effort of enhancing the design we also made it affordable. We welcome any assistance you can provide us to make this project a reality, due to this economic climate this project can provide the City of Las Vegas with new jobs and your assistance would be greatly appreciated.

Paul Thoryk
Thoryk Architecture inc.

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11/19/09 PC

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - TXT-36167 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of 19.04.010 and Title 19.20 to modify references to the Child Care uses, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TXT-36167 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

1. Title 19.04.010 "Land Use Tables" is hereby amended as follows:

Table 2 – Land Use Table
Institutional and Community Service

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Child Care - Family Home (1-6 Children)	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
	P	P	P	P	P	P	P	P	P	P	P										
	Description: A residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of 6 children for compensation. Such a use is subject to the child care regulations and standards of the State of Nevada. ~~Department of Finance and Business Services, including the ability to provide care for up to 3 additional children before and after school hours~~																				
	On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Child Care – ~~Family~~ Group Home (7-12 Children)	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
	S	S	S	S	S	S	S	S	S	S											
	Description: A residential dwelling used primarily as a residence which also provides day or overnight care for a minimum of 7 children and a maximum of 12 children for compensation. Such a use is subject to the child care regulations and standards of the State of Nevada. ~~Department of Finance and Business Services, including the ability to provide care for up to 3 additional children before and after school hours.~~ **Minimum Special Use Permit Requirements:** *1. The minimum lot size shall be 6500 square feet. *2. The site shall be designed so that all loading and unloading of passengers occurs on-site. *3. In order for this use to be conducted on a parcel developed with multi-family housing, the child care must be provided within a separate structure. *4. The use shall be subject to the child care regulations and standards of the State of Nevada. ~~Department of Finance and Business Services.~~ 5. Access to the facility shall be by means of a right-of way with a width of 60 feet or less. 6. The use of outdoor play areas shall be limited to the hours between 6:00 A.M. and 10:00 P.M. 7. All lighting shall be designed so it does not shine directly onto any abutting residential property.																				
	On-site Parking Requirement: One space for each staff member, plus one space for each 6 children.																				

JM

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Child Care Center	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
	S	S	S	S				S	S	S	S	S	C	C	C	P	P	P	P	P	P
	Description: Any commercial facility which provides day or overnight care for more than 12 children. Such a use is subject to the child care regulations and standards of the State of Nevada. ~~Department of Finance and Business Services~~. **Conditional Use Regulations:** 1. Access to the child care center shall be by means of a collector street or larger. 2. The maximum lot coverage shall not exceed 30 percent. 3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking must be approved by the City Traffic Engineer prior to the issuance of any building permits. 4. Where structures or play areas have residential adjacency: a. An 8-foot high block wall shall be installed along the common property line, with an additional buffer of evergreen trees along the play area. The trees shall be a minimum of 24-inch box, shall be installed at a minimum of 20 feet on center, and shall be a variety that will grow together to form a visual screen. b. The building entrance and access shall be oriented away from residential uses on local streets. c. Outdoor play shall be limited to daylight hours. d. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.																				
	On-site Parking Requirement: One space for each staff member, plus one space for each 10 children.																				

2. Title 19.20.020 "Words and Terms Defined" is hereby amended as follows:

"Child Care – ~~Group~~ Family Home (1-6 Children)" means a residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of six children for compensation. Such a use is subject to the child care regulations and standards of the State of Nevada. ~~Department of Finance and Business Services, including the ability to provide care for up to three additional children before and after school hours.~~

"Child Care - Group Home (7-12 Children)" means a residential dwelling used primarily as a residence which also provides day or overnight care for a minimum of seven and a maximum of twelve children for compensation. Such a use is subject to the child care regulations and standards of the State of Nevada. ~~Department of Finance and Business Services, including the ability to provide care for up to three additional children before and after school hours.~~

"Child Care Center" means any commercial facility which provides day or overnight care for more than twelve children. Such a use is subject to the child care regulations and standards of the State of Nevada. ~~Department of Finance and Business Services~~.

TXT-36167 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Table 2 of Title 19.04.010 and Title 19.20 to modify references to the Child Care uses.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/07/09	The City Council adopted Ordinance #6022 in Title 6.24.05 and 6.24.10 which established a framework for transitioning the licensing and regulation of child care facilities within the city to the Nevada Bureau of Services for Child Care; to provide a prospective repealer of the city's child care regulations; and to provide for other related matters. The repealer became effective on 05/08/09.
11/05/09	The Planning Commission held this item in abeyance.

ANALYSIS

By modifying references for child care uses, the proposed amendment would bring consistency to Table 2 of Title 19.04.010 and Title 19.20 to references in Title 6.24.010, which were recently updated on 01/07/09 by Ordinance 6022.

Beginning on 01/01/09, all new license applications for Child Care Facilities were sent and processed by the Nevada Bureau of Services for Child Care, as to applications approved, all subsequent licensing and regulatory activity regarding those licensees will be addressed by the Bureau. Beginning 05/08/09, all licensing and regulatory activities otherwise occurring under Chapter 6.24 will proceed under the jurisdiction, authority and regulations of the Bureau. To bring consistency to the child care uses in Table 2 of Title 19.04.010 and Title 19.20, the reference to the "Department of Finance and Business Services" has been replaced with the "State of Nevada."

Currently, the child care uses are referenced differently in Table 2 of Title 19.04.010 and Title 19.20. In Table 2 of Title 19.040.010, the child care uses are referenced as Child Care – Family Home while in Title 19.20 definitions, they are referenced as Child Care- Group Home. Therefore, the proposed amendment would modify "Child Care –Family Home (7-12 Children)" in Title 19.04.010 to be referenced as "Child Care- Group Home (7-12 Children). This is consistent with the reference of "Child Care – Group Home" in Title 6.24.010.

In addition, the proposed amendment would modify "Child Care – Group Home (1-6 Children)" in Title 19.20 to be referenced as Child Care – Family Home (1-6 Children). This is consistent with the reference of "Child Care – Family Home", which were in Title 6.24.010, before it was repealed on 05/08/09.

FINDINGS

The proposed text amendment will achieve the following:

- Amend Table 2 of Title 19.04.010 and Title 19.20 to modify references to the Child Care uses.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.04.010 - Land use tables	• Child Care – Family Home (7-12 children)	• Change to Child Care – Group Home (7-12 children) to be consistent with Title 6.24.010
Title 19.20.020 Words and Terms Defined	• Child Care – Group Home (1-6 children)	• Change to Child Care- Family Home (1-6 children) to be consistent with Title 6.24.010
Title 19.20.020 – Words and Terms Defined	• Reference to "Department of Finance and Business Services" in Child Care Uses	• Change reference to "State of Nevada"

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - TXT-36168 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.040 (H) and (J) to revise provisions related to the rezoning of a parcel of land by the Planning Commission and City Council, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TXT-36168 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Title 19.18.040 "Rezoning" is hereby amended as follows:

(H) Planning Commission Public Hearing and Action

(1) Hearing. The Planning Commission shall hold a public meeting when considering any application for rezoning of property.

(2) Notice

(a) Notice Provided. Notice of the time, place and purpose of the hearing must be given at least 10 days before the hearing by:

(1) Publishing the notice in a newspaper of general circulation within the City;

(2) Mailing a copy of the notice to:

(A) The applicant;

(B) Each owner of real property located within a minimum of one thousand feet of the property described in the application;

(C) Each tenant of any mobile home park that is located within on thousand feet of the property described in the application;

(D) The owner of each of the thirty separately-owned parcels nearest to the property described in the application to the extent this notice does not duplicate the notice otherwise required by this Paragraph 2;

(E) Any advisory board which has been established for the affected area by the City Council; and

(F) The president or head of any registered local neighborhood organization whose organization boundaries are located within a minimum of one mile of the property described in the application.

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(b) Names Provided. The Department of Planning and Development shall provide, at the request of the applicant, the name, address and phone number of any person notified pursuant to Subparagraph (F) above.

(c) Additional Notice. The Department may give additional notice of the hearing by expanding the area of notification or using other means of notification or both. The Department shall endeavor to provide any additional notice at least 10 days before the date of the hearing.

(d) Signs. Notification signs shall be posted in conformance with Section 19.18.010 (D).

(3) Planning Commission Decision

Following the public hearing or hearings, the Planning Commission shall make its recommendations concerning the application for rezoning. The recommendation may be for approval~~, approval with conditions,~~ or denial. In considering whether to recommend approval or denial of an application, the Planning Commission may, when it appears necessary or expedient, ~~consider the rezoning of only a portion of the land described in the application for rezoning, or it~~ may recommend that ~~all or a portion of~~ the property be rezoned to a more restrictive classification.

(4) Notice of Planning Commission Decision

Following the date of the Planning Commission decision, a report of its findings and decision shall be forwarded to the City Council. The report shall recite, among other things, the facts and reasons which, in the opinion of the Commission, make the approval or the denial of the rezoning necessary or appropriate to carry out the provisions and general purposes of this Title. Written notice of the decision shall be provided to the applicant, agent, or both.

(J) City Council Public Hearing and Action.

(1) Notice and Hearing. The City Council shall consider the proposed rezoning and the recommendation of the Planning Commission at the next available meeting following the receipt of the recommendation. The City Clerk shall mail written notice of the Council hearing, at least ten days before the hearing, to the property owners who were notified by mail of the Planning Commission hearing, or to the current owners of record in the case of properties whose ownership has changed in the interim.

(2) City Council Decision.

(a) Decision. The City Council may approve, ~~approve with conditions,~~ or deny an application for a rezoning. In considering whether to approve or deny an application, the City Council may consider the rezoning of ~~only a portion of the land described in the application for rezoning or amend all or a portion of the application~~ property to a more restrictive zoning classification.

(b) Change to More Restrictive Zoning. If, at the public hearing, the applicant proposes amending the rezoning application to a more restrictive zoning classification, the City Council may act on the request or refer the application back to the Planning Commission for consideration.

(c) Significant Changes to Application. If the applicant proposes significant changes to the application during the hearing, or if new information is presented that significantly changes the nature and scope of the application, the request should be referred back to the Planning Commission for consideration.

(3) Notice of City Council Decision. Following the hearing on a proposed rezoning, the City Council shall reach a decision concerning the proposal. The decision shall include the reasons for the decision and, if the decision is to approve the rezoning, any modifications, conditions or limitations that the Council may impose. Written notice of the decision shall be provided to the applicant or his agent, or both. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date that notice of the decision is filed with the City Clerk.

TXT-36168 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.18.040 (H) and (J) to revise provisions related to the rezoning of a parcel of land by the Planning Commission and City Council.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/20/07	The City Council adopted Ordinance #5909 to amend Title 19.18.040 to delete all references to "Resolutions of Intent" for rezoning applications and to amend rezoning procedures accordingly. Planning Commission and staff recommended approval (TXT-19240).
11/05/09	The Planning Commission held this item in abeyance.

ANALYSIS

On 06/20/07, the City Council amended Title 19.18.040 to delete all reference to "Resolutions of Intent" for rezoning applications. As noted in the Text Amendment (TXT-19240), a Resolution of Intent may have been effective as a means to place conditions of approval on applications before the applicant came in for a building permit. However, it was determined pursuant to Title 19.18.050 – "Site Development Plan Review" that the Site Development Plan Review requirements may remedy that situation as they ensure the City a review and an opportunity to condition applications prior to permitting. Therefore, to bring Title 19.18.040 (H) and (J) consistent with this prior amendment, this text amendment proposes to delete references to "conditions of approval."

In addition, this amendment proposes to delete references in Title 19.18.040 (H) and (J) to "portion of" property when Planning Commission and City Council consider an approval or denial of a rezoning application. Staff's concern is that by approving "a portion of" property could potentially create a split zoning or inconsistency with the adjacent zoning designations. This proposal would eliminate that potential issue.

FINDINGS

The proposed text amendment will achieve the following:

- Amend Title 19.18.040 (H) and (J) to revise provisions related to the rezoning of a parcel of land by the Planning Commission and City Council.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.18.040 (H) – Planning Commission Public Hearing and Action	• Planning Commission may approve a rezoning application with conditions and for a portion of a property.	• Remove "approval with conditions" • Remove "a portion of"
Title 19.18.040 (J) – City Council Public Hearing and Action	• City Council may approve a rezoning application with conditions for a portion of a property.	• Remove "approval with conditions" • Remove "a portion of"

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - TXT-36169 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.120 to clarify references to parking requirements within the Downtown Entertainment Overlay District, Ward 5 (Barlow)

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TXT-36169 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Title 19.06.120 "Downtown Entertainment Overlay District" is hereby amended as follows:

   D. Parking Requirements
   ~~For any banquet facility, restaurant, café, tavern, bar, supper club, billiard parlor, nightclub/discotheque, general retail store or video arcade that is approved by means of Special Use Permit or otherwise for a parcel located within the District, the on-site parking requirements set forth in Chapter 19.10 shall not apply. The Special Use Permit or other approval may include conditions designed to mitigate any impacts related to parking.~~ All parking requirements shall be pursuant to Title 19.06.060.

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TXT-36169 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.06.120 to clarify references to parking requirements within the Downtown Entertainment Overlay District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/02/02	The City Council adopted Ordinance #5521 to establish the Downtown Overlay District and corresponding regulatory provisions; to establish a tavern-limited liquor license pertaining to the district.
03/04/09	The City Council adopted Ordinance #6030 to amend Title 19.06, "Special Purpose and Overlay Districts," to update the design review process for the Downtown Casino, Downtown Entertainment and Scenic Byway Overlay Districts. Planning Commission and staff recommended approval (TXT-31878).
11/05/09	The Planning Commission held this item in abeyance.

ANALYSIS

The proposed amendment will clarify the parking requirements for property in the Downtown Entertainment Overlay District. The Entertainment Overlay District is bound by Ogden Avenue on the north, Carson Avenue on the south, Las Vegas Boulevard on the west and 8th Street on the east. These boundaries are within the Downtown Overlay District, which is coterminous with the boundaries of the Las Vegas Downtown Centennial Plan.

The existing parking requirement language in Title 19.06.120 has resulted in confusion and questions as it lists specific uses and Special Use Permit considerations. This has created a conflict with the applicability of the Downtown Overlay District parking standards, which are the correct standards to follow. These standards are the following: *properties within the Downtown Overlay District standards are exempt from the automatic application … of the standard parking requirements… in Chapter 19.12. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan.*

This amendment proposes to delete the confusing text and clearly state and reference that parking standards in the Entertainment Overlay District shall be pursuant to Title 19.06.060-Downtown Overlay District standards.

FINDINGS

The proposed text amendment will achieve the following:

- Amend Title 19.06.120 to clarify references to parking requirements within the Downtown Entertainment Overlay District.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.06.120 – Downtown Entertainment Overlay	• Confusing	• Clarify reference to Title 19.06.060 Downtown Overlay Standards for parking requirements.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - TXT-36170 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08 and 19.12 to provide standards for the temporary fencing of construction sites and vacant parcels, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report