

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

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



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

I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**ZON-41006**

Planning Commission Meeting of 4/12/2011

PRESORTED  
FIRST CLASS



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11-03-11 10:09 AM

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

Case: ZON-41006

25 APR 11 09:10



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APR 11 2011

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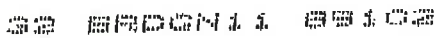


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SHOULD EXPLAIN  
WHAT THIS IS  
ABOUT!  
CO-CI-?

16205513036  
MALINOWSKI ROBERT C  
1207 WESTLUND DR  
LAS VEGAS NV 89102-2142

Case: ZON-41006



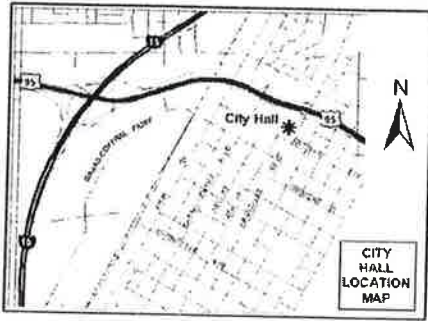
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**ZON-41006**

Planning Commission Meeting of 4/12/2011

*OVER*

32 BRDFN11 89102



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

**Application Information**

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

*NOT ENOUGH INFORMATION -*

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

*C. C - TARKANIAN*

**Application Location**



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

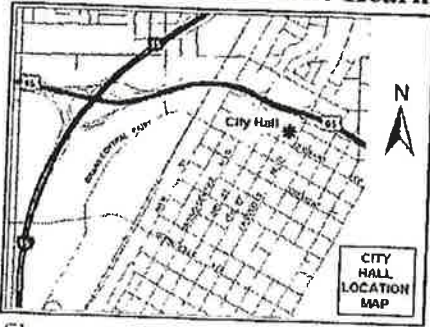
**Public Hearing Information**

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

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

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Department of Planning  
Development Services Center  
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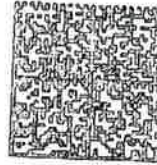
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**ZON-41006**

Planning Commission Meeting of 4/12/2011

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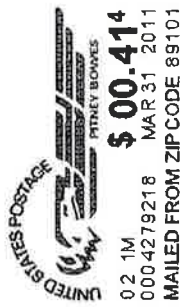
XX 04-01-11 LU NV 891 XX



Case: ZON-41006  
16204101015  
RENTCHLER JOHN M  
1201 S RANCHO DR  
LAS VEGAS NV 89102-2216

32 BRDFN11 89102





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 APR - 4 2011  
 CITY OF LAS VEGAS  
 PLANNING & DEVELOPMENT

PLEASE DO NOT  
 URBANIZE CHARLESTON

Case: ZON-41006  
 16205511001  
 REZA, JAMES P & STACI D  
 1201 STRONG DR  
 LAS VEGAS NV 89102-2100

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



32 BRDFN11 89102

6P

April 11, 2011

Planning Commission  
City of Las Vegas

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

Dear Commissioners,

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

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

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

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

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

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

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

Sincerely,



Bret Birdsong

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

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