

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

Dear Mayor & Council Members,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
 - *Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - *Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 3 story structure overlooking our backyards.
2. We have been told that NDOT estimated there will be 4000 daily trips from this property. Access to the parcel from Rancho Drive is only from the south bound lane. An access off N. Torrey Pines will substantially increase traffic not only on N. Torrey Pines but also on westbound Alexander and Jory Trail. The additional traffic would increase the chances of accidents and delays.
3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho

Please vote to deny this proposal.

Signature: Sallye Plquin

Print Name: Sallye Plquin

Address: 6441 Sapphire St. L.V. NV. 89108

Phone: 645-6054

Comments: _____

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature:

TERRI BADALUCCO

Print Name:

TERRI BADALUCCO

Address:

6444 SAPPHIRE

Phone:

645 0854

Comments:

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Mario Sanchez
 Print Name: MARIO SANCHEZ
 Address: 6445 SAPPHIRE ST
 Phone: 212-7156

Comments: _____

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City Council
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Arlene Salazar

Print Name: Arlene SALAZAR

Address: 6452 Sapphire

Phone: 702-839-3812

Comments: _____

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400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Melvin D. Harlin

Print Name: MELVIN D. HARLIN

Address: 6460 SAPPHIRE ST.

Phone: 645 1925

Comments: I DON'T WANT THAT ELEMENT
IN MY AREA.

September 29, 2001

City Council
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Please vote to deny this proposal.

Signature: Charanne Surman

Print Name: ~~6424 Star Ja~~ Charanne Surman

Address: 6424 Star Jasmine Ct.

Phone: 453-6908

Comments: _____

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Lilli Chacon

Print Name: LILLIE CHACON

Address: 6425 STAR SHAWNEE

Phone: 645-9921

Comments:

September 29, 2001

**City Council
400 E. Stewart
Las Vegas, Nevada**

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Signature:

Print Name:

Address:

Phone:**Comments:**

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Please vote to deny this proposal.

Signature: PAT STATTLEMYER

Print Name: PAT STATTLEMYER

Address: 6433 STAR JASMINE CT.

Phone: 433 0736

Comments: _____

September 29, 2001

City Council
400 E. Stewart
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Please vote to deny this proposal.

Signature: Lois M. Williams

Print Name: LOIS M. WILLIAMS

Address: 6436 Star Jasmine Ct.

Phone: 658-0614

Comments: _____

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Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Carol J. Lohsandt
 Print Name: CAROL J. LOHSANDT
 Address: 6440 STAR JASMINE CT
 Phone: 646-0786

Comments: _____

September 29, 2001

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Please vote to deny this proposal.

Signature: Joe Langenberger

Print Name: JOE LANGENBERGER

Address: 6444 STAR JASMINE CT

Phone: 656-2797

Comments: _____

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Please vote to deny this proposal.

Signature: Chris Mackie

Print Name: CHRIS MACKIE

Address: 6448 STAR JASMINE

Phone: 395-6306

Comments: _____

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400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Alice D. Tomasello
Print Name: ALICE D. TOMASELLO
Address: 6449 Star Jasmine
Phone: 645-2457

Comments: _____

September 29, 2001

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Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Raymond & Joyce Holloway

Print Name: RAYMOND & JOYCE HOLLOWAY

Address: 6453 STAR JASMINE Ct. Las Vegas NV
89108

Phone: (702) 645-0939

Comments:

October 18, 2001

**City Council
400 E. Stewart Ave.
Las Vegas, Nevada**

Dear Mayor & Council Members,

I am writing to oppose the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94-4) for the following reasons:

1. The element with which this proposed project will be associated with, will bring into our neighborhood, a much undesired level of crime. Budget Suites, which is a residence type hotel, similar to the proposed project (2219 N. Rancho Drive) had over 770 police calls for service in the year 2000.

2. The compatibility of this proposed development does not blend with the surrounding 1/2 acre and single story homes in the entire area. Homes in adjacent neighborhoods which will also be impacted by this development are over 2 acres. The homes abutting this property are zoned for horses. The density of 396 units opposed to the existing neighborhood does not coincide with the rural preservation codes required by the city. This project does not meet the requirements of the development standards as stated in the Las Vegas Zoning Code Chapter 19A.08.020.

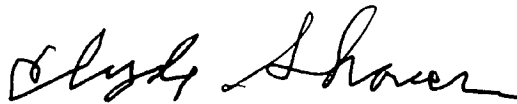
3. Traffic in our neighborhoods will increase dramatically. Public works had required a full entrance and exit onto Torrey Pines Drive. This will create over 4000 trips from and to this property through our neighborhoods each day. This will cause dangerous situations for everyone using the school bus stops and crossing neighborhood streets. Additional traffic of this magnitude will create an excess of noise and increase the chances of accidents involving pedestrians and pets or horses.

4. Residence Suites cause a transient environment for schools in the area. The schools surrounding the similar type development not far from this subject property have over 5 children enrolling and leaving the schools each day.

With all of the above facts, I would sincerely hope that you may make an informed decision regarding this proposed residence hotel.

Respectfully,

Signature:



Print Name:

Clyde SHAVEN

Address:

3534 N Torrey Pines

Phone:

(702) - 645-6537

October 18, 2001

**City Council
400 E. Stewart Ave.
Las Vegas, Nevada**

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With all of the above facts, I would sincerely hope that you may make an informed decision regarding this proposed residence hotel.

Respectfully,

Signature: Donald Shaver
Print Name: DONALD SHAVER
Address: 3554 N Torrey Pines
Phone: 702 - 645-1022

October 18, 2001

City Council
400 E. Stewart Ave.
Las Vegas, Nevada

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With all of the above facts, I would sincerely hope that you may make an informed decision regarding this proposed residence hotel.

Respectfully,

Signature: Charles Shaver

Print Name: Charles Shaver

Address: 3524 N. Torrey Pines

Phone: (702) 645-4898

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
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 - *Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 3 story structure overlooking our backyards.
2. 4000 daily trips would cause unruly traffic congestion.
 - *Access to the parcel from Rancho Drive is only from the south bound lane.
 - *North bound traffic on Torrey Pines has to turn right on Craig Road. This currently causes traffic to back up trying to get on Craig Road. The additional traffic would increase the chances of accidents and unruly delays.
3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Mari M. Fellman
Print Name: Mari M. Fellman
Address: 4001 Torrey Pines
Phone: 702-396-5305

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: Gary F. Buckley

Address: 4017 N. Torrey Pines

Phone: 396-7822

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature:

Print Name:

Address:

Phone:

Janet Gibson-Mason
4033 N Torrey Pines
JANET GIBSON-MASON
238-0438

Comments:

August 25, 2001

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 - *North bound traffic on Torrey Pines has to turn right on Craig Road. This currently causes traffic to back up trying to get on Craig Road. The additional traffic would increase the chances of accidents and unruly delays.
3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Martina Rodruy

Print Name: Martina Rodriguez

Address: 4101 Torrey Pines

Phone: (702) 655-0925

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

Dear Mayor & Council Members,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
 - *Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - *Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 3 story structure overlooking our backyards.
2. We have been told that NDOT estimated there will be 4000 daily trips from this property. Access to the parcel from Rancho Drive is only from the south bound lane. An access off N. Torrey Pines will substantially increase traffic not only on N. Torrey Pines but also on westbound Alexander and Jory Trail. The additional traffic would increase the chances of accidents and delays.
3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho

Please vote to deny this proposal.

Signature: José Manuel Sotelo

Print Name: José Manuel Sotelo

Address: 4109 N Torrey Pines

Phone: 396-36-10

Comments: _____

August 25, 2001

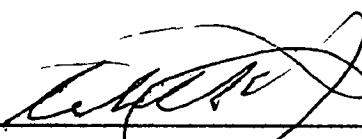
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: 4117 N TORREY Pines William Hudson

Address: 4117 N. TORREY PINES DR

Phone: 702 658 7259

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

Dear Mayor & Council Members,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho

Please vote to deny this proposal.

Signature:

Print Name:

Address:

Phone:

Comments:

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: ROSALIE BRUCE

Address: 4141 N. Torrey Pines

Phone: 645-1617

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

Dear Mayor & Council Members,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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 - *Adjacent homes are 1 unit per $\frac{1}{2}$ acre. Proposal would equal 25 units per $\frac{1}{2}$ acre.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho

Please vote to deny this proposal.

Signature: Catherine Palmer

Print Name: CATHERINE PALMER

Address: 4216 TOUCHSTONE CT

Phone: 702-645-7434

Comments: Would create more traffic
than what is needed. It would
also turn into a overnight or
transit people

September 29, 2001

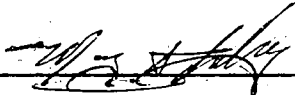
City Council
400 E. Stewart
Las Vegas, Nevada

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho

Please vote to deny this proposal.

Signature: 

Print Name: MARY STANLEY

Address: 4217 TOUCHSTONE CT.

Phone: _____

Comments: Concerned about traffic & crime

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

Dear Mayor & Council Members,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho

Please vote to deny this proposal.

Signature: Sara Morgan

Print Name: SARA MORGAN

Address: 4222 TOUCHSTONE CT. - 89108

Phone: 702-645-8385

Comments: to much noise for friends
family =

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

Dear Mayor & Council Members,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho

Please vote to deny this proposal.

Signature:

Print Name:

Address:

Phone:

Comments:

In this area @ least we have families w/ children say that because of one we do not need another hotel etc. Lets have one place @ least that deals w/ families that parents

September 29, 2001

City Council
400 E. Stewart
Las Vegas, Nevada

Dear Mayor & Council Members,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho

Please vote to deny this proposal.

Signature: Mary Caruso, ~~Lillian Vardola~~

Print Name: Mary Caruso, ~~Lillian Vardola~~

Address: 4224 Touchstone Ct

Phone: 702-658-8878

Comments:

We have enough hotels
in this area.

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-0137-94(4))**

This proposal is for construction of a high density 2 or 3 story 396-unit residence hotel amid low density Residential Estates.

The following individuals petition their protests and objection of the above referenced request for a Special Use Permit and Site Development Plan for the following reasons:

- 1) This proposal is not compatible with adjacent residences (R-E zoning)
 - * Adjacent homes are 1 unit per 1/2 acre. Proposal would equal 25 units per 1/2 acre.
 - * Current homes **have** and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - * Privacy would be lost. We purchased our homes on 1/2 acre lots to have privacy. This proposal would place a 2 to 3 story structure overlooking our backyards.
- 2) Additional traffic would cause unruly traffic congestion.
 - * Access to the parcel from Rancho Drive is only from the south bound lane.
 - * North bound traffic on Torrey Pines has to turn right on Craig Road. This currently causes traffic to back up trying to get on Craig Road. The additional traffic would increase the chances of accidents and unruly delays.
- 3) Home values would be adversely affected. Current home values are from \$200,000 to \$300,000.

Name

Address

Pavlos Tsimalis	6425 ROY ROGERS ✓
Dave Lacy	6429 Roy Rogers ✓
MONTIE MOCK	6525 ROY ROGERS DR. ✓
Carey Rochelleau	6520 Roy Rogers D. ✓
Leslie Bull	6521 Roy Rogers Dr. ✓
Merian Christ	6505 Roy Rogers
Charles McDermott	6505 Roy Rogers Ave ✓
Michael Hylman	6504 Roy ROGERS DR. ✓
Michael Hylman	6428 Roy ROGERS Dr. ✓
Teresa Latta	6500 Roy ROGERS Dr. ✓
Stephanie Bonis	6500 Roy Rogers Dr ✓
Annunzio	6404 Sapphire St ✓

Submitted at City Council

Date 11/7/01 Item #159 B12 B13
#160

[illegible]

PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-O137-94(4))

This proposal is for construction of a high density 2 or 3 story 396-unit residence hotel amid **single story** low density Residential Estates.

The following individuals petition their protests and objection of the above referenced request for a Special Use Permit and Site Development Plan for the following reasons:

- 1) This proposal is not compatible with adjacent residences (R-E zoning)
 - * Adjacent homes are 1 unit per 1/2 acre. Proposal would equal 25 units per 1/2 acre.
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- 3) Home values would be adversely affected. Current home values are from \$200,000 to \$300,000.

Name	Address
Bill/SARA Seifman	6156 Foxcroft Ave LV. NV ⁸⁹¹⁰⁸
Kurt & Kathi McCorkle	6165 Foxcroft Ave L.V. NV. V. ⁸⁹¹⁰⁸
Pick & Lisa Perrell	6148 Foxcroft Ave LV. NV 89108
Rick Van Houten.	6140 Foxcroft Ave LV. NV 89108
Datsy Mc CRIMIN	6108 Foxcroft Ave LV NV 89108
Karlye Hemming	6109 Foxcroft Ave LV NV 89108

~~duplicate~~

4241 Jony Trail LV, 89108 } ✓
4241 Jony Trail LV, 89108 }

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-0137-94(4))**

This proposal is for construction of a high density 2 or 3 story 396-unit residence hotel amid single story low density Residential Estates.

The following individuals petition their protests and objection of the above referenced request for a Special Use Permit and Site Development Plan for the following reasons:

- 1) This proposal is not compatible with adjacent residences (R-E zoning)
 - * Adjacent homes are 1 unit per 1/2 acre. Proposal would equal 25 units per 1/2 acre.
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Name

Address

Jim Enen	4217 JORY TR. ✓
Michael Van G. M. GORSLINE	4214 JORY TRAIL ✓
John T. Gough	4333 N. TORREY PINES DR. ✓
Gene Houghland	4333 N. TORREY PINES DR. ✓
Anna Gough	4209 Jory Trail & LV NW ✓
Long Houghland	4209 JORY TRAIL CV. ✓
Jonet Brady	4329 N. TORREY PINES LV ✓
Albert Brady	4329 N. TORREY PINES LV ✓
Noel McCleskey	4200 Jory Trail ✓
Jack Elliano	4117 Roxanne Dr ✓
Jon Williams	4041 N. Torrey Pines ✓
Jon William	4032 Roxanne Dr ✓
① Ed & Terri Blander	4233 Jory Trl. ✓
② Rick & Lean Richert	4012 Rhonda Dr ✓
Karen Hansen	4009 Rhonda Dr. ✓
③ Darryl & Frances Denison	4008 Rhonda Dr ✓
Debra Couch	4309 Jennifer Ct ✓

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-0137-94(4))**

This proposal is for construction of a high density 2 or 3 story 396-unit residence hotel amid single story low density Residential Estates.

The following individuals petition their protests and objection of the above referenced request for a Special Use Permit and Site Development Plan for the following reasons:

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Name

Address

Sharon Rhysir	4109 JORY TR. ✓
St. T. Rhysir	4109 Jory TR. }
Kay Banich	4101 Jory TRC. ✓
© Mary Morales & Ernie	4225 Jory Trail ✓
Ernest Morales	4225 Jory Trail ✓
Linda Ennsley	4217 Jory Tr. ✓
Judith Newell	6456 Sapphire St. ✓
Roberto A. Ramey	6448 Sapphire St. ✓
Angrid Samplera	6440 Sapphire ✓
Crystal Kueser	6428 Sapphire St. ✓
* Brandy Webb	6420 Sapphire St. ✓
Doug WEBB	6424 Sapphire St. ✓
William Buelow	4317 Jasper Ave ✓
Marilyn J. Beeler	4317 Jasper Ave ✓
KARIN A. JONES	4305 JASPER AVE 89108 ✓
Derek Lynn	4208 JORY TRAIL W, W 89108 ✓

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-0137-94(4))**

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Name	Address
Janet Leible	4325 IDESTONE LV NV 89108 ✓
CLARENCE LELOW	4325 IDESTONE LV NV 89108 ✓
Vera Thynant	6457 Sapphire 89108 ✓
Dolores Thynant	" " " " ✓
Jack J Ambrose	6453 Sapphire 89108 ✓
Jodie Ambrose	6453 Sapphire 89108 ✓
William C. Kege	6449 SAPPHIRE 89108 ✓
Verditha Kege	6449 Sapphire St 89108 ✓
Alice V. Boyle	64307 Sapphire St 89108 ✓
John L. Yuley	6417 Sapphire St 89108 ✓
John J. Jorner	4305 Jasper Ave 89108 ✓

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
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Name

Address

Jack Benfield
 Robert Benfield
 Lattie Chas
 Robert Chas
 Clay Thompson
 Alan May
 Robert Benfield
 Robert Benfield
 Dean Stirling
 Robert A. Conche

6305 Jennifer Ct } ✓
 6305 Jennifer Ct } ✓
 6301 Jennifer Ct } ✓
 6301 Jennifer Ct } ✓
 4149 Jory trail } ✓
 11 } ✓
 6304 JENNIFER Ct. ✓
 6308 Jennifer Ct. ✓
 6300 Jennifer Ct. ✓
 6309 Jennifer Ct. ✓

PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-O137-94(4))

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Name,

Address

Name: HECTOR D. HIRALES

4016 FLORIDA DR. LAS VEGAS NEV. 89108 ✓

Diane Moyer

4017 Rhonda Dr. LV NV 89108 ✓

Kelly Aquilera

4021 RUBIDOUX DI. LU NV 89108 ✓

Sheryl Kasper.

6666 Delphinium Ave. LV. NV 89108 ✓

Roy Hansen

4105 Rubidoux dr Las Vegas ✓

Тонн Маврос Н

4113 RUBIDOUX, LUNN 89/02 ✓

JEFF KENSHMAN

YIZI RUBIDOUX DR L.V.MV 89101

John Harwood

6508 Roy ROGERS dr LVNV 89/08 ✓

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-O137-94(4))**

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Name

Address

Stanley Lee
Debbie P. Lee
 YANNIE TABLIZO

4325 N. TORREY PINES DR. L.V. NV. 89108 }
 4325 N. TORREY PINES DR. L.V. NV. 89108 }
 4605 CRIMSON LANE L.V. NV. 89130
 6428 Hartman L.V. NV. 89108
 6428 Hartman L.V. NV. 89108
 6428 Hartman L.V. NV. 89108
 6429 Hartman L.V. NV. 89108
 6428 Hartman L.V. NV. 89108

Janet Brady
Albert Brady
Gady Greenslaid
Jackie Mary White
Roger Brady

PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-O137-94(4))

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 - * Adjacent homes are 1 unit per 1/2 acre. Proposal would equal 25 units per 1/2 acre.
 - * Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - * Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 2 or 3 story structure overlooking our backyards.
- 2) Additional traffic would cause unruly traffic congestion.
 - * Access to the parcel from Rancho Drive is only from the south bound lane.
 - * North bound traffic on Torrey Pines has to turn right on Craig Road . This currently causes traffic to back up trying to get on Craig Road. The additional traffic would increase the chances of accidents and unruly delays.
- 3) Home values would be adversely affected. Current home values are from \$200,000 to \$300,000.

Name

Address

TIMOTHY TSUCHIMORI

4109 RUBIDOUX DRIVE LAS VEGAS 89108 ✓

Lola Ross

4120 Montemesa Circle L.V. 89108 ✓

RANSOM O'BURKE, II

6564 Roy ROGERS ⁸⁹¹⁰⁸ Dr. 845-8627 ✓

LONNIE LASENBY

6516 Roy Rogers 645 3127 } ✓

Dani Semedo

62516 Roy ROGERS 6453127)

Maud Costello

4004 Rhonda Dr. 656-3300 ✓

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-O137-94(4))**

This proposal is for construction of a high density 2 or 3 story 396-unit residence hotel amid single story low density Residential Estates.

The following individuals petition their protests and objection of the above referenced request for a Special Use Permit and Site Development Plan for the following reasons:

- 1) This proposal is not compatible with adjacent residences (R-E zoning)
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- 3) Home values would be adversely affected. Current home values are from \$200,000 to \$300,000.

Name

Address

 Anna G. Reuter
J Ferrigno
Winona Sylvia

4101 Rubidoux Ln. 89108 ✓
4125 N Rubidoux Dr. 89108 ✓
6428 Ray Rogers Dr. 89108 ✓

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-O137-94(4))**

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- 3) Home values would be adversely affected. Current home values are from \$200,000 to \$300,000.

Name

Address

Luille A. Roza

4125 Jory Trail LV NV 89108 ✓

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
 - *Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
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 - *North bound traffic on Torrey Pines has to turn right on Craig Road. This currently causes traffic to back up trying to get on Craig Road. The additional traffic would increase the chances of accidents and unruly delays.
3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: *Gerald J and Louleal M. Gardner*

Print Name: *Gerald J and Louleal M. Gardner*

Address: *6417 Roy Rogers DR LV Nev 89108*

Phone: *702 645-1117*

They should leave our Neighborhood alone. We do not want the Budget Suites because this has been a crime free area. And leave it as is, why cause a lot of problems. That's why we've stayed in this area for 18 yrs. Very quiet and we do not need the traffic problems as other areas have over

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected

Please vote to deny this proposal.

Signature: Verl Thyfault

Print Name: VERL THYFAULT

Address: 6457 SAPPHIRE ST.

LAS VEGAS, NV 89168

Phone: 645-1356



Las Vegas LITHO
COMMERCIAL PRINTING

Verl Thyfault

2080 S. Highland Ave.
Las Vegas, NV 89102
(702)676-1070
Fax: 676-1168

cell
376-0331
1:30
Mike

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Ernesto Morales & Maribel Morales
Print Name: Ernesto Morales & Maribel Morales
Address: 4225 Jory Trail
Phone: 645-1218

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Charles & Maris Chapman

Print Name: CHARLES & MARIS CHAPMAN

Address: 4212 Touchstone Ct

Phone: (702) 645-9055

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Ellsworth Danenhauer

Print Name: ELLSWORTH DANENHAUER

Address: 4249 Canadian Ln. Las Vegas NV 89108

Phone: 702-645-1161

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Brian D. Hess

Print Name: Brian D. Hess

Address: 4100 Roxanne Dr.

Phone: 646-9590

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Theresa M. Zuern

Print Name: Theresa M. Zuern

Address: 6409 Hartman St.

Phone: 658-6332

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Arnold & Sieglinde G. Mott

Print Name:

ARNOLD & Sieglinde G. MOTT

Address:

6436 DELPHINIUM AV LAS VEGAS

Phone:

645-4740

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Print Name:

Address:

Phone:

Martha & Alan MacIntosh

Martha & Alan MacIntosh

6600 Ouinda Way

363-8244

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Janeen Diaz

Print Name: JANEAN DIAZ

Address: 4233 JASPER AVE

Phone: 702-658-2816

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Carol A Berg
Print Name: Carol A Berg
Address: 6424 Pearcrest Rd
Phone: 655-9371

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: [Signature]

Print Name: DARRELL DENISON JR

Address: 4000 RHONDA DRIVE, LV NV 89108

Phone: 702) 240 7614

August 25, 2001

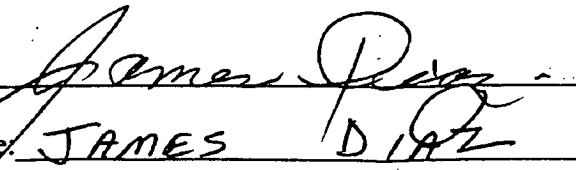
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: 

Print Name: JAMES DIAZ

Address: 4233 JASPER AVE

Phone: 702-658-2816

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Albert & Judith Couch

Print Name: ALBERT & JUDITH COUCH

Address: 4313 Jasper Ave. L.V. NV. 89108-564

Phone: UN listed.

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Lola J. Ross

Print Name: Lola J. Ross

Address: 4120 MONTE MESA CIRCLE

LV. 89108

Phone: 645-1179

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Billy J Roofene

Print Name: Billy J Roofene

Address: 4317 ZINNIA LANE LV. 89108

Phone: 395-0311

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Vic Burrone

Print Name: Vic BURRONE

Address: 6521 Delphinium Ave, 89108

Phone: 702 3957160

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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Please vote to deny this proposal.

Signature: Ila W. Dauenhauer

Print Name: ILA W. DAUENHAUER

Address: 4249 Carnation LN. Las Vegas NV 89108

Phone: 702-645-1161

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Rickey D. Custer

Print Name: RICKEY D. CUSTER

Address: 6100 FOXCROFT AVE. LV. 89108

Phone: 702-656-5789

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Thomas R. Turner

Print Name: THOMAS R TURNER

Address: 6173 FOXCROFT AVE LV. NV. 89108

Phone: 702.656.5384

August 25, 2001

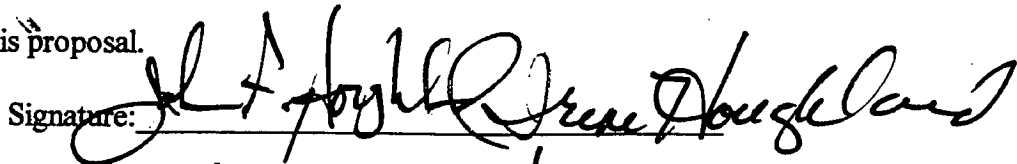
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: John F. & Irene Houghland

Address: 4333 No. Torrey Pines Dr.

Phone: 658-6183

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Nancy Evans - Jerry B Evans

Print Name: NANCY EVANS - JERRY B EVANS

Address: 4324 JADESTONE AVE. LV. 89108-5663

Phone: 645-2950

7 September 2001

To whom it may concern:

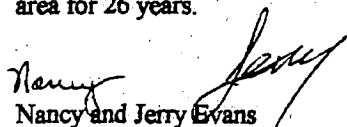
We are opposed to the building of Budget Suites. These are our reasons and we also agree with the reasons given by others who live in this area.

First we already have three busy highways surrounding us; Craig, Rancho and 95. We have more than our share of traffic in this triangle without Budget Suites. When we moved here, Craig was dirt beyond Lorenzi (Rainbow), East Craig was a narrow road that few used. I realize now that there is growth but we would still like to have our last little bit of peace and quiet. (?)

This is funny to me: Budget Suites will have 396 'rooms' (apartments?) equaling about 990 persons, averaging 2 1/2 persons per an apartment. Though I'm sure most will have more occupants than this. Anytime anyone wanted to build a 'trailer park', they were turned down. Why? Because there would be too many people in a small area and would overcrowd the schools. Budget Suites will put many students in R.E. Tobler. Will most be transient or will this become a permanent residence? Local parents need more students; then the school district can rezone their children to another school when Tobler is right next door. (This can and does happen.)

We stay in Pioche when possible in the summertime. Therefore we are not home to 'guard' our home. Relatives stay in it and watch it. We have our share of population and really do not need anymore.

My husband and I walk at night; it is too hot in the daytime. At present, we feel safe. We walk on Craig, Rainbow, Alexander, Torrey Pines, Rancho and within our own living area. We are Senior Citizens and feel we have earned the right to feel safe when we have lived in this area for 26 years.


Nancy and Jerry Evans
4324 Jadestone Ave.
Las Vegas, Nevada 891208-5663

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Print Name:

Address:

Phone:

Louis Howard
4016 Mira Lane
Las Vegas, NV 89108

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Crystal A Boone

Print Name: CRYSTAL BOONE & ROBERT C BOONE

Address: 6505 MIRAGRANDE DR

Phone: 658-9093

August 25, 2001

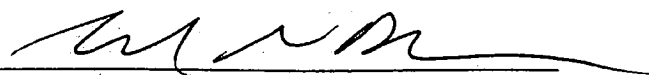
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: Ronald A. Blue

Address: 4017 Rhonda Dr.

Phone: 596-9883

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Frances M Papes

Print Name: FRANCES M PAPES

Address: 4300 Amethyst Ave

Phone: _____

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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Please vote to deny this proposal.

Signature: Robert W. Pritchard

Print Name: ROBERT W. PRITCHARD

Address: 6308 JENNIFER CT. L.V. 89108

Phone: (702) 655-4324

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: John Clark

Print Name: John Clark

Address: 6437 Pearcrest Rd

Phone: 702-396-2902

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Rita B. Self

Print Name: RITA B. SELF

Address: 6433 Sapphire Ln, N189108

Phone: 702-645-4910

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Mr. & Mrs. Jerriid Weaver
Print Name: Lisa and Jerriid Weaver
Address: 6517 Managrande
Phone: 309-9998

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Thomas E. Harris

Print Name: THOMAS E. HARRIS

Address: 4016 ROXANNE DR

Phone: 702-658-7042

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Lowell & Fern Bartruff
 Print Name: Lowell & Fern Bartruff
 Address: 6424 Gladiolas Ct
 Phone: 645-3018

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Elizabeth Maguinness

Print Name: ELIZABETH MAGUINNESS

Address: 4040 ROXANNE DR - LV 89108

Phone: 645-1468

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature:

Arnold Mott & Sieglinde G Mott

Print Name:

ARNOLD & SIEGLINDE G MOTT

Address:

6436 DELPHINIUM AVE LAS VEGAS

Phone:

645-4740

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: G. L. Taalke

Print Name: Gerald L. Taalke

Address: 6425 Delphinium Ave.

Phone: 645-3425

M

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Joseph D Cortez

Print Name: Joseph D Cortez

Address: 6404 Sapphire St

Phone: 702-303-8039

ASK for Tammy Cortez

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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Please vote to deny this proposal.

Signature: Sheela Fasching

Print Name: SHEELA FASCHING

Address: 6436 PEARCREST RD

Phone: 658-5144

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected. *Definitely*

Please vote to deny this proposal.

Signature:

Gloria J. Watson

Print Name:

GLORIA J. WATSON

Address:

4217 CARNATION LANE LUNV 89108

Phone:

655-2391

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Mildred Windle

Print Name: MILDRED WINDLE

Address: 4249 Coronation Ln. Las Vegas NV 89108

Phone: 702-645-1161

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
 - *Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Helen B. Flack

Print Name:

HELEN B. FLACK

Address:

6540 MIRAGRANDE LV. NV. 89108

Phone:

(702) 645-6264

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: JACK D. HANES

Print Name: JACK D. HANES

Address: 6424 MIRA GRANDE DR., LAS VEGAS, NV 89108

Phone: (702) 655-9713

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Print Name:

Address:

Phone:

Lucy Essary
LUCY ESSARY
3924 Aspercrest DR.
Message 658-7370
LV 89108

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Stella Mathews

Print Name: Stella Mathews

Address: 6405 OUIDA WAY

Phone: LAS VEGAS 89108
702-655-6115

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Katherine G. Massey

Print Name: Katherine G. Massey

Address: 6512 Ouida Way LV, NV 89108

Phone: 658-7144

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Joseph R. Maridon

Print Name: Joseph R. Maridon

Address: 6429 Ouida Way, Las Vegas NV 89108

Phone: 658-1264

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: _____

Print Name: _____

Address: _____

Phone: _____

Jerald Miller
JERALD MILLER
6409 OUIPA WAY
702 645-8203

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Print Name:

Address:

Phone:

Alan L. Woodward
Alan L. Woodward
Jeanne Woodward
Jeanne Woodward
6408 Ouida Way LV 89108
645-7025

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Mike Suitor

Print Name: Mike Suitor

Address: 4048 N. Decatur Blvd. LV, NV 89130

Phone: 702-645-5066

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Lynn A. Suitor

Print Name: Lynn A. Suitor

Address: 4048 N. Decatur BL. LV. NV. 89130

Phone: 702-645-5066

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Alice M Beard

Print Name: ALICE M BEARD

Address: 3569 Scottsbluff St L.V. NV

Phone: 702-396-9145 89129

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: M.A. Taha

Print Name: Matt Taha

Address: 6420 Quinda Way LV 89108

Phone: 656 2962

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Richard C. Cook

Print Name:

RICHARD C. COOK

Address:

6417 OUIDA WAY

Phone:

645-4383

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Cheri Fleischman

Print Name: CHERI FLEISCHMAN

Address: 4121 RUBIDOUX DR. 89108

Phone: 702-645-2088

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Rhonda Watters

Print Name: Rhonda Watters

Address: 4120 Rubidoux Dr.

Phone: 396-9332

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Alisa Ferrigno

Print Name: Alisa Ferrigno

Address: 4125 N. Rubickex Dr

Phone: 658-1462

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: _____

Print Name: _____

Address: _____

Phone: _____

Timothy Tsuchimori

TIMOTHY TSUCHIMORI

4109 RUBIDOUX DR. LAS VEGAS, NV. 89108

656-2978

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Richard Gosse

Print Name: RICHARD GOSSELIN

Address: 4001 RUBIDOUX DRIVE
LAS VEGAS NV 89108

Phone: (702) 656-6288

August 25, 2001

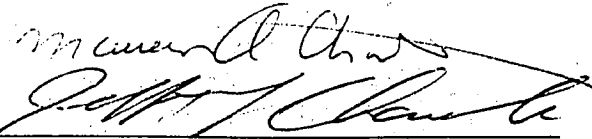
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: Maureen A Chambers

Address: 3940 No. Torrey Pines Dr.

Phone: 493 7531

August 25, 2001

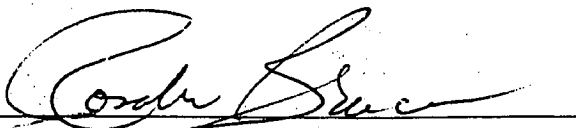
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: ROSALIE BRUCE

Address: 4141 N. TORREY PINES DR

Phone: 645-1617

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Albert Brady + Janet Brady

Print Name: ALBERT BRADY JANET BRADY

Address: 4329 N. TORREY PINES DR. L.V. 89108
No.

Phone: 702-645-2302

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
 - *Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - *Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 3 story structure overlooking our backyards.
2. 4000 daily trips would cause unruly traffic congestion.
 - *Access to the parcel from Rancho Drive is only from the south bound lane.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Paul K. Maine

Print Name: Paul K. MAINE

Address: 4135 N. Torrey Pines

Phone: 645-6902

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Marquitta L. Fellma
 Print Name: Marquitta L. Fellma
 Address: 4001 N. Torrey Pines
 Phone: 645-5758

August 25, 2001

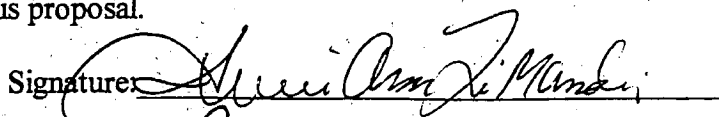
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: Phil & Julie Limandri

Address: 4025 N. Torrey Pines Dr.

Phone: (702) 396-2800

August 25, 2001

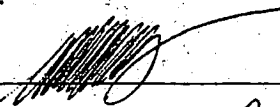
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: Debra Puig-Gross

Address: 4001 Halko Ct

Phone: 658-6474

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Winona M. Sylvia

Print Name: Winona M. Sylvia

Address: 6428 Roy Rogers Dr.

Phone: 658-8748

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Stefan Kroisenbacher

Print Name: Stefan Kroisenbacher

Address: 6405 Roy Rogers Dr. Las Vegas NV 89108

Phone: 702-645-0413

August 25, 2001

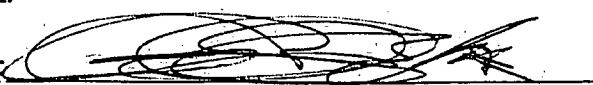
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: RANSOM O'BURKE, II

Address: 6504 Roy Rogers Dr, LV, NV 89108

Phone: 645-8627

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: David Abel Rojas

Print Name: David Abel Rojas

Address: 6528 Roy Rogers Dr.

Phone: 702/395-8134

August 25, 2001

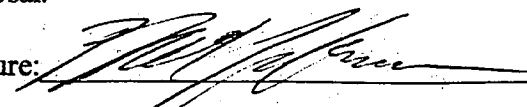
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: MERLE L. JOHNSON

Address: 6536 RUY ROBERTS DR. LV, NV

Phone: 675-9559

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Marion M Crist

Print Name: Marion M Crist

Address: 6505 Ray Rogers Dr
Las Vegas 89108

Phone: 702-645-0275

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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Please vote to deny this proposal.

Signature: _____

Jackie Harwood

Print Name: _____

JACKIE HARWOOD

Address: _____

6508 Roy Rogers Ave

Phone: _____

645-1459

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: _____

Print Name: _____

Address: _____

Phone: _____

Karen Hansen

Karen Hansen

4009 Rhonda Dr

655-8181

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Print Name:

Address:

Phone:

Richard & Jean Richert

Richard & Jean Richert

4012 Rhonda Dr

655-5608

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Willy F. Royek

Print Name: Willy F. Royek

Address: 6517 Hartman St.

Phone: Las Vegas-NV-89108

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Denise Jean Webb

Print Name: Denise Jean Webb

Address: 6436 HARTMAN ST

Phone: 702 645 2318

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Penny J. Crawford

Print Name: PENNY J. CRAWFORD

Address: 6444 HARTMAN ST. L.V NV 89108

Phone: (702) 395-0805

*✱ Ruth Ann Benoit
at above address & phone*

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Kathy A. Smith

Print Name: KATHY A. SMITH

Address: 5416 Doc Holiday Ave

Phone: 655-3047

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Charles W. Bass

Print Name: CHARLES W. BASS

Address: 6441 STAR JASMINE CT

Phone: 645 1377

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Leslie Spicer

Print Name: Leslie Spicer

Address: 6429 Star Jasmine

Phone: WNV 89108
(702) 645-4524

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: LADawn Wyatt / David B. Wyatt

Print Name: LADawn Wyatt and David B. Wyatt

Address: 6456 Star Jasmine Ct.

Phone: 645-1017

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

David S. Ferguson

Print Name:

David S. Ferguson

Address:

6445 STAR Tasmine CT.

Phone:

702 658 2067

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per $\frac{1}{2}$ acre. Proposal would equal 25 units per $\frac{1}{2}$ acre.
 - *Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - *Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 3 story structure overlooking our backyards.
2. 4000 daily trips would cause unruly traffic congestion.
 - *Access to the parcel form Rancho Drive is only from the south bound lane.
 - *North bound traffic on Torrey Pines has to turn right on Craig Road. This currently causes traffic to back up trying to get on Craig Road. The additional traffic would increase the chances of accidents and unruly delays.
3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Jamie L McMinton

Print Name: JAMINE L McMinton

Address: 6437 STAR JASMINE CT

Phone: LV NV 89108

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)

*Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.

*Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.

*Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 3 story structure overlooking our backyards.

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.

4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Print Name: JOE LANGENBERGER

Address: 6444 STAR JASMINE CT

Phone: 656 2797

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: _____

Print Name: _____

Address: _____

Phone: _____

Robert D. Rouse - Judith Rouse
Robert D. Rouse
6416 SAPPHERE ST. L.V. NV 89108-5652
(702) 656-7393

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Patricia A. Daly

Print Name: PATRICIA A DALY

Address: 6408 SAPPHIRE ST

Phone: 656-1698

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Maria B Reyes

Print Name: MARIA B REYES

Address: 6428 Sapphire St

Phone: 396-6302

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: John Ericson

Print Name: John Ericson

Address: 4301 Amethyst Av

Phone: 645-8621

89108

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were **770** calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Mary L Thomas

Print Name: MARY L THOMAS

Address: 4241 Amethyst Ave

Phone: 656-5854

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal

Signature: 

Print Name: BOBBIE BOWMAN

Address: 4321 AMETHYST AVE. LV NV 89108

Phone: 702-645-7474

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Wanda Williams

Print Name: WANDA WILLIAMS

Address: 4229 Amethyst Ave

Phone: 645-8102

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Francis Sarkin Lorraine M. Sarkin

Print Name:

Francis Sarkin Lorraine M. Sarkin

Address:

6528 Pearcest Rd 89108

Phone:

645-5137

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Hoover + Viola Burroughs
 Print Name: HOOVER + VIOLA BURROUGHS
 Address: 6416 PEACREST ROAD
 Phone: (702) 655-9093

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: William H. Harris

Print Name: WILLIAM H. HARRIS

Address: 6412 PEARCEST RD

Phone: 6565404

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Robert & Catherine Dyck

Print Name: ROBERT & CATHERINE DYCK

Address: 6501 PEARCREST RD LAS VEGAS NV

Phone: 658-2302

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Helga K. Hunter

Print Name: Helga K. Hunter

Address: 6449 Peercroft Rd

Phone: 702-645-8064

August 25, 2001

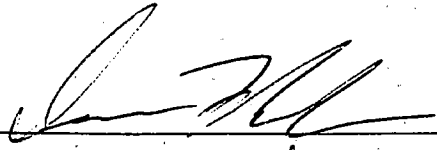
City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: Denise Fleischman

Address: 6432 Pearcrest

Phone: (702) 671-6904 - daytime #

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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Please vote to deny this proposal.

Signature: _____

Print Name: _____

Address: _____

Phone: _____

Margarita Valdez
Margarita Valdez
6444 Pearcrest Rd.
(702) 656-6468

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Donald J. Burton

Print Name: Donald J. Burton

Address: 6301 West Alexander Road

Phone: 702-645-3682

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Audrey R. Burton

Print Name: Audrey R. Burton

Address: 6301 West Alexander Road

Phone: 702-645-3682

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Dee Talbott

Print Name: Dee Talbott

Address: 6309 W. Alexander Rd

Phone: 702-645-1020

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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Please vote to deny this proposal.

Signature: _____

Print Name: _____

Address: _____

Phone: _____

John S. Talbott

JOHN S. TALBOTT

6309 W. ALEXANDER RD

LAS VEGAS, NV. 89108

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Helen Kahaneck
 Print Name: Helen Kahaneck
 Address: 4237 TADESTONE - 89108
 Phone: 645-7439

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Marjorie M. Atkins

Print Name: MARJORIE M. ATKINS

Address: 4213 JADESTONE AVE. - LAS VEGAS, NV

Phone: 702-645-1054

89108

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - * Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Barbara L. Hall

Print Name: Barbara L. Hall

Address: 4233 Jadestone Ave.

Phone: 702-645-1380

August 25, 2001

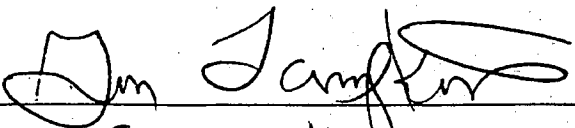
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400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: 

Print Name: Gene Lampkins

Address: 6437 Delphinium

Phone: 702-655-4691

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: _____

Rodger Schell

Print Name: _____

Rodger Schell

Address: _____

4033 Jory Trail

Phone: _____

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature:

Debra L. Barlow

Print Name:

Debra L. Barlow

Address:

4001 Roxanne Dr.

Phone:

395-3701

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Richard Grant

Print Name: Richard Grant

Address: 4024 Roxanne

Phone: 645 8465

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: S. M. Clarke

Print Name: Sharrow M. Clarke

Address: 4008 Roxanne Dr

Phone: 395-7084

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Carol T. Winslow

Print Name: 4213 Touchstone Ct

Address: LV New 89108

Phone: N/A

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Mr. & Mrs. W R Knowlton Jr.

Print Name: William Robert Knowlton / Rosanne Knowlton

Address: 4221 Touchstone Ct. LV, NV, 89108

Phone: 396-5729

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Henry D. Keele and Doreen M. Keele

Print Name: HENRY D. and DOREEN M. KEELE

Address: 4225 TOUCHSTONE CT. 89108

Phone: 658-1740

*Can't attend
Will be out of town*

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Michael A. Davis

Print Name: Michael A. Davis

Address: 4332 Jadestone Ave Las Vegas NV. 89108

Phone: 702 658-3562

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Guy J. Battaglia
Print Name: Guy J. Battaglia
Address: 6172 Foxcroft Ave.
Phone: 655-2373

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Lucille Montezano

Print Name: Lucille Montezano

Address: 6116 Foxcroft Ave.

Phone: 702-869-9847

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Mary Kaye Robison

Print Name: Mary Kaye Robison

Address: 6124 Foxcroft Ave L.V.

Phone: 658-1330

August 25, 2001

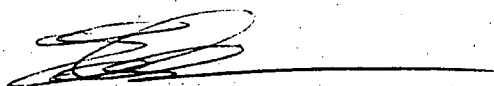
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Please vote to deny this proposal.

Signature: 

Print Name: LEE ROBISON

Address: 6124 Foxcroft Ave. LV

Phone: 658-1330

August 25, 2001

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400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Dean Stirling

Print Name: Dean F. Stirling

Address: 6300 Jennifer Ct.

Phone: 702-203-3177

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Jack Benefield

Print Name: Jack Benefield

Address: 6305 JENNIFER CT

Phone: 645-9585

6305 JENNIFER CT
645-9585

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: B. G.

Print Name: Brian Cimperman

Address: 6412 Bamboo Pl

Phone: 212-7229

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Frank Minter

Print Name: FRANK MINTER

Address: 6445 BAMBOO CT

Phone: 702 645 4220

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: _____

Print Name: JEANNETTE THOMPSON

Address: 6401 BAMBOO PLACE LAS VEGAS 89105

Phone: UNLISTED

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Eleanor Pelletier

Print Name: _____

Address: 6432 Bamboo Pt

Phone: (702) 396-2463

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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Please vote to deny this proposal.

Signature: Robby Rudolph

Print Name: Robby Rudolph

Address: 6404 Bamboo Place

Phone: 395-0768

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: 

Print Name: JESUS DE LA FUENTE

Address: 4117 JORY TRAIL

Phone: 656-8030

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
 - *Current homes **have** and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - *Privacy would be lost. We purchased our **single** story homes to have privacy. This proposal would place a 3 story structure overlooking our backyards.
2. 4000 daily trips would cause unruly traffic congestion.
 - *Access to the parcel from Rancho Drive is only from the south bound lane.
 - *North bound traffic on Torrey Pines has to turn right on Craig Road. This currently causes traffic to back up trying to get on Craig Road. The additional traffic would increase the chances of accidents and unruly delays.
3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: William Hull

Print Name: William Hull

Address: 4008 Jory Trail

Phone: 645-9211

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

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1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Edward Blandini

Print Name: Edward Blandini

Address: 4233 TORY TEL

Phone: 656.3656

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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 - *Adjacent homes are 1 unit per $\frac{1}{2}$ acre. Proposal would equal 25 units per $\frac{1}{2}$ acre.
 - *Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - *Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 3 story structure overlooking our backyards.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Lucille Roza

Print Name: Lucille Roza

Address: 4125 Jory Trail LV NV 89108

Phone: 658-0841

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

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 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Kent Robinson

Print Name: KENT ROBINSON

Address: 4001 Tony Trail LV, NV 89108

Phone: 396-6605

W- 871-4900

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per $\frac{1}{2}$ acre. Proposal would equal 25 units per $\frac{1}{2}$ acre.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: James D. Childress Georgia M. Childress
 Print Name: James D. Childress Georgia M. Childress
 Address: 4201 Jory Trail, L.V. NV. 89108
 Phone: 702-658-5719 - or 644-1043

August 25, 2001

City Planning Commission
400 E. Stewart
Las Vegas, Nevada

Commissioners,

I am opposed to the Special Use Permit (U-0116-01) and the Site Development Plan Review (Z-0137-94 (4) for the following reasons:

1. This proposal is not compatible with adjacent residences (R-E zoning)
 - *Adjacent homes are 1 unit per ½ acre. Proposal would equal 25 units per ½ acre.
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3. Crime in the neighborhood would greatly increase. In the year 2000 there were 770 calls for police service at Budget Suites at 2219 No. Rancho.
4. Property values in the neighborhood would be adversely affected.

Please vote to deny this proposal.

Signature: Troy Dupuis
 Print Name: TROY DUPUIS
 Address: 4240 Forky Trail
 Phone: 702 - 523-7000

MY NAME IS JIM ENSLEY

MY ADDRESS IS 4217 JORY TRAIL

I LIVE IN THE 4TH HOUSE OFF OF TORREY PINES AND MY
BACK YARD FACES THE PROPOSED SITE

FOR MY PART-

I WISH TO SHOW THAT THIS PROJECT DOES NOT AGREE
TO THE GENERAL PLAN AND IS NOT COMPATABLE WITH
OUR NEIGHBORHOOD

I HAVE A COPY OF THE FUTURE LAND USE MAP OF THE
GENERAL PLAN

I HAVE ENLARGED THE AREA OF THE SUBJECT
PROPERTY

AS INDICATED – UNDER THE GENERAL PLAN – THIS
AREA IS INTENDED FOR SERVICE COMMERCIAL USE

SERVICE COMMERCIAL CALLS FOR LOW TO MEDIUM
INTENSITY RETAIL SERVICE – SUCH AS – SHOPPING
CENTERS, OFFICES OR OTHER USES THAT PRIMARILY
SERVE THE **LOCAL** AREA PEOPLE.

Submitted at City Council

Date 11/7/01 Item #1592
#160

THIS **MAY** INCLUDE - INDIVIDUAL OR GROUPED OFFICE CENTERS – **NOT** HIGH DENSITY USE HOTELS

THE GENERAL PLAN PROVIDES OTHER SITES THAT ARE BETTER SUITED FOR THE MORE **INTENSE** COMMERCIAL CHARACTER THAT IS PROPOSED BY THIS HOTEL.

THIS 3-STORY HOTEL SHOULD BE LOCATED **AWAY** FROM OUR LOW DENSITY R/E ZONED SINGLE STORY HOME SITES

I HAVE LIVED IN MY HOME FOR OVER 14 YEARS NOW – MY NEIGHBOR WAS THERE WHEN I MOVED IN.

OUR HOMES ARE SINGLE STORY HOMES ON ½ ACRE LOTS

SOME OF WHICH HAVE HORSES AND OTHER FEED ANIMALS

WE TAKE PRIDE IN OUR HOMES

WE CONTINUE TO INVEST IN OUR PROPERTY BY ADDING ON OR REMODELING OUR HOMES, AND IMPROVING THE LAND SCAPING

OVER 300 SIGNATURES OF MY NEIGHBORS HAVE BEEN
SUBMITTED OPPOSING THIS PROJECT
NEARLY ALL OF WHICH ARE WITHIN THE NOTIFICATION
AREA

THESE SIGNATURES WERE OBTAINED BY GOING DOOR
TO DOOR AND REFLECT THE WILL OF THE COMMUNITY

HAVING SAID THAT - WE WANT THIS COMMISSION TO
KNOW THAT WE ARE **NOT** AGAINST DEVELOPMENT
WE JUST WANT IT TO BE **COMPATABLE** WITH OUR
COMMUNITY

AS A MATER OF FACT I STOOD HERE AND SUPPORTED A
DEVELOPMENT ON THIS VERY SITE ABOUT 4 YEARS
AGO

IN CLOSING – WE NOTICED THAT THE CITY SITE MAP
FOR THIS PROJECT HAS AN **ERROR** –
IT DOES NOT SHOW THE R/E ZONED LOTS THAT ARE
ADJACENT TO THE PROPOSED SITE
INSTEAD IT SHOWS ALL THE PROPERTY AS
COMMERCIAL

November 6, 2001

City Council:

The developer has made much of his intent to utilize the IDL system. This system is only used when the clientele a hotel expects to attract is clientele the LVMPD would be concerned with. Notably, Mandalay Resorts Group, MGM Mirage, Harrahs Entertainment and Park Place Entertainment do not utilize such a system.

You have heard from my neighbors that this project will increase crime, traffic and be incompatible with our rural estates neighborhood. In fact NRS 278.0177 and NRS 278.261, known as the Rural Preservation Neighborhood Law directly applies to our neighborhood.

1. There are more than 10 residential dwelling units.
2. The outer boundary of each residential lot is not more than 330 feet from the outer boundary of any other lot used for residential purposes.
3. There is one residential dwelling unit per $\frac{1}{2}$ acre.
4. The subject neighborhood is zoned for horses to be kept non-commercially.
5. The neighborhood is more than 330 feet from an existing street or highway that is more than 99 feet wide, (Rancho Drive).
6. The Law mandates that the governing body, in this case the City Council, ensure that the average residential density for that portion of the zoning request located within 330 feet of a rural preservation neighborhood not exceed 3 residential dwelling units per acre. The proposed residential hotel would be 50 units per acre.

At the Planning Commission meeting on 9/20, there seemed to be some confusion as to whether The Law applied to our neighborhood because the property in question was zoned C-2 prior to the homes being built. We do not agree with their interpretation of the law. Additionally, there is a one acre piece of the subject property in the SW corner, that is zoned RE. The Planning Commission approved C-2 zoning but the final decision is reserved to this Council. In January of 1994, the property owner was given a Resolution of Intent to C-2 on this one acre of property for the building of a mini storage facility. The neighborhood supported the building of this project. The rezoning of this RE property under Resolution of Intent to C-2 was to expire in 12

Submitted at City Council

Date 11/7/01

Item #159 s
#160

months if no extension was filed for consideration and approval by the City Council. No such extension was requested, therefore, this property is still zoned RE and backs up to Big Sky Ranch Estates and certainly is covered by the Rural Preservation Neighborhood Law.

The developers have not attempted to meet with the neighborhood since 9/13/01. They have telephone numbers for 10/15 of us. They have three numbers for my wife and two for me.

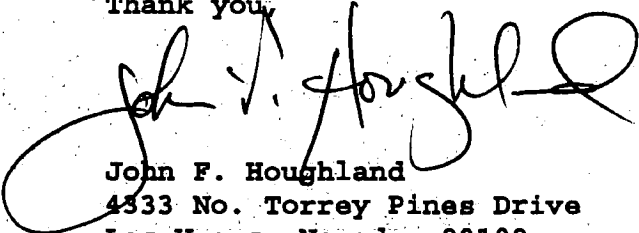
Ten three story buildings and one 2 story building is too intense. All two story buildings are still too intense.

In neighborhood meeting, we discussed how we could accept a 396 unit residential hotel and that is:

1. All one story buildings.
2. Crash gate only on Torrey Pines Drive.
3. Increase landscape buffer on the entire west and south property lines to 24' and provide for 24" box trees, 20' feet on center.
4. No wash lights except for Rancho frontage.
5. Trash pickup on NE portion of project.
6. On-site parking for employees.
7. Only a 4 cu.ft. refrigerators, no kitchens.

This proposed residential hotel is not compatible with our neighborhood, is not compatible with the state statutes and is not within the general plan for the northwest area. Therefore, this Special Use Permit and its companion Site Development Plan should be denied.

Thank you,



John F. Houghland
4533 No. Torrey Pines Drive
Las Vegas, Nevada 89108

NRS 278.0177 "Rural preservation neighborhood" defined. "Rural preservation neighborhood" means a subdivided or developed area:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals noncommercially.

(Added to NRS by 1999, 3363)

NRS 278.261 Rural preservation neighborhoods. [Effective through May 31, 2004.]

1. In a county with a population of 400,000 or more, the governing body shall take such actions as are necessary and appropriate to ensure that the rural character of each rural preservation neighborhood is preserved.
2. Unless a rural preservation neighborhood is located within 330 feet of an existing or proposed street or highway that is more than 99 feet wide, the governing body shall, to the extent practicable, adopt any zoning regulation or restriction that is necessary to:
 - (a) Maintain the rural character of the area developed as a low density residential development;
 - (b) Except as otherwise provided in subsection 4, ensure that the average residential density for that portion of the zoning request that is located within 330 feet of a rural preservation neighborhood does not exceed three residential dwelling units per acre; and
 - (c) Provide adequate buffer areas, adequate screening and an orderly and efficient transition of land uses, excluding raising or keeping animals commercially or noncommercially.
3. The governing body may modify the standards for the development of infrastructure to maintain the rural character of the rural preservation neighborhood.
4. The governing body may, for good cause shown, allow a greater density or intensity of use when that use is less than 330 feet from a rural preservation neighborhood.

(Added to NRS by 1999, 3363)

PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-0137-94(4))

This proposal is for construction of a high density 2 or 3 story 398-unit residence hotel amid single story low density Residential Estates.

The following individuals petition their protests and objection of the above referenced request for a Special Use Permit and Site Development Plan for the following reasons:

- 1) This proposal is not compatible with adjacent residences (R-E zoning)
 - * Adjacent homes are 1 unit per 1/2 acre. Proposal would equal 25 units per 1/2 acre.
 - * Current homes have and are zoned for horses. Such a high density structure would disturb the tranquil nature of the area needed for housing and training horses.
 - * Privacy would be lost. We purchased our single story homes to have privacy. This proposal would place a 2 or 3 story structure overlooking our backyards.
- 2) Additional traffic would cause unruly traffic congestion.
 - * Access to the parcel from Rancho Drive is only from the south bound lane.
 - * North bound traffic on Torrey Pines has to turn right on Craig Road. This currently causes traffic to back up trying to get on Craig Road. The additional traffic would increase the chances of accidents and unruly delays.
- 3) Home values would be adversely affected. Current home values are from \$200,000 to \$300,000.

Name	Address
Paulette Parks	6633 Pepperidge Wy - L.V., Nv.
Rae L. Babey	1629 Pepperidge Wy L.V. NV. 89108
John J. Jaramila	1629 Pepperidge Way L.V. Nv 89108
Dennis Wright	7451 N. Rainbow L.V. NV 89109
Fry Edwards	6108 Hillside Blomct #201
Mina Bowe	6265 - WHISPERING BROOK 89108
Chad Baker	6556 Pleasant Plains wy 89108
Angella Jaramillo	6437 Plumcrest 89108

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-O137-94(4))**

This proposal is for construction of a high density 2 or 3 story 398-unit residence hotel amid single story low density Residential Estates.

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- 3) Home values would be adversely affected. Current home values are from \$200,000 to \$300,000.

Name	Address
Martha S. McEllan	1509 Key Rogers Dr., Las Vegas, NV 89108
Michael Barrett	6433 Doby Peak Drive
Rose Marie & Ed Bott	6429 Doby Peak Dr. LV 89108
Edward & Linda Egert	6420 Doby Peak Dr. LV 89108
Steven Brooks	6416 Doby Peak Dr. LV NV 89108
Ken Brown	4421 Lookout Peak Way
Michelle Coffman	4417 Lookout Peak Way 89108
Debra Coffman	4417 Lookout Peak Wy 89108
Stephanie Bell	4413 Lookout Peak Wy 89108
FRILL	4413 Lookout Peak Wy 89108
Rachelle W. Salanga	4409 Lookout Peak Way 89108
Rob T. Dean	6417 Doby Peak Dr. 89108
Vicki Joshua	6421 Doby Peak 89108
Carol L. Sample	6500 Doby Peak 89108
James Rogers	6504 Doby peak 89108
Donnie L. McShaw	6509 Doby Peak Dr 89108
Lynda R. R.	6508 Doby Peak Dr 89108
Monica Rose	6441 Doby Peak Dr. 89108

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
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- 3) Home values would be adversely affected. Current home values are from \$200,000 to \$300,000.

Name

Address

Denise Rivera

6612 Crosstimber Ct., LV, NV 89108

Yvette Tanner

6620 Crosstimber Ct. LV, NV 89108

Dean Tanner

6620 Crosstimber Ct. LV, NV 89108

Rod Glenn

6605 Crosstimber Ct LV NV 89108

Carlo J. J. J.

6612 Crosstimber Ct. LV. NV. 89108

Lisa Glenn

6605 Crosstimber Ct LV NV 89108

Brenda Straka

6617 Cypress Valley Dr 89108

Richard Straka

6609 Crosstimber Ct 89108

Kathy Straka

6609 Crosstimber Ct 89108

Michelle A. Lagares

6600 Pepperidge Way 89108

Lance Hadfield

6640 Crosstimber Ct 89108

Della Hunsford

6606 Crosstimber Ct 89108

Baron Straka

6604 CROSTIMBER CT

Lance Hadfield

6604 CROSTIMBER CT

Louise Mitchell

6657 Pleasant Plains Way

Angel Hadfield

3445 Srv Marcus Dr.

1057 Pleasant Plains Way

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-0137-94(4))**

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Name

Address

Tommy A. Clark	3608 Depew Cir. 89129
John C. McPeak	6541 Rocking Horse Ave 89108
Victoria A. Courtney	7016 Overhill Ave. 89129
William D.	6609 Beacon Rd. 89108
Dubbe Harris	5904 Prospect 89108
Dianna O'Neal	5044 Crystal Breeze
Coraceann C. Elbig	6600 Nev. Classic Cir. 89108
Berks	3920 Orville Circle 89108
John Samuels	6724 Rocking Horse Ave 89108
Michelle Mills	6530 Rocking Horse Ave 89108
Basil R. Dale	6620 Rocking Horse Ave, 89108
Mr. Mrs. Lawrence Hamrick	3637 Solitude Rd 89108
Joann Rosaynski	6801 Cole Ave #101 89108
Deborah Lawrence	4487 Crystal Peak Ln. 89115
Jeri Soukup	6724 Euamston Ave LV NV 89108
Mari Hart	3705 Clarkson LV NV 89108
Stephen L. Hart	3705 Clarkson LV NV 89108

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
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Name	Address
Bruno Johnson	3625 Broxburn St LV NV 89108
Wm. J. Sem	3617 Rainy River LN NV 89108
Dan Threlkeld	3265 Mustang St. LV NV 89108
Sharon Younger	3238 Sunrise Cove Ave 89108
Lisa M. Edg	3651 N Rancho LV NV 89130
Marie Wayne	6120 W Gowan Rd 89108
Julia Walther	6633 Joe Michael Way 89108
Louisa Heron	6351 N Rancho Br.
Quark Rogan	6510 W Buckskin 89108
Jay Lange	6348 Gowan Rd 89108
Steve Carpenter	3375 Mustang St. 89108
Glenn Lin	3335 Sisk Rd. 89108
Scott Edg	6628 Chardway 89108
Christine Holbert	3821 Summer Breeze Cir 89108

**PETITION OF PROTEST AND OBJECTION TO
A REQUEST FOR A SPECIAL USE PERMIT (Ref U-0116-01)
AND SITE DEVELOPMENT PLAN REVIEW (Ref Z-O137-94(4))**

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Name

Address

<u>Tim Hesser</u>	<u>3680 N Bronco St Las Vegas NV 89108</u>
<u>Linda Saxup</u>	<u>5101 Jay Ave Las Vegas 89130</u>
<u>Debbie Greener</u>	<u>6653 Chardonnay Way LV, NV 89108</u>
<u>Selina Montoya</u>	<u>3675 N. Bronco</u>
<u>Lara Walker</u>	<u>6531 Rocking Horse Ave 89108</u>
<u>Theresa Bruni</u>	<u>6265 - W. Hesperus</u>
<u>Diana Carter</u>	<u>6913 Wells Cir 89108</u>
<u>Sherryn Thompson</u>	<u>5414 Mossman 89108</u>
<u>Mike H.</u>	<u>6724 Evanston 89108</u>
<u>Adelle Ackerman</u>	<u>3670 N Bronco St 89108</u>
<u>George Moses</u>	<u>2106 AUNBRIAN AVE 89031</u>
<u>Deanna Deibel</u>	<u>6805 Waterhen cir. LV. NV 89108</u>
<u>Donna Legg</u>	<u>3670 N. Bronco St LV, NV 89108</u>
<u>Julia Salazar</u>	<u>8804 Briar Rose Ln. LV. NV. 89130</u>
<u>Kathy Mendez</u>	<u>6001 Santa Catalina LV NV 89108</u>
<u>Jane Mendez</u>	<u>6001 Santa Catalina LV NV 89108</u>
<u>Peter Sandoval</u>	<u>3675 N. Bronco</u>
<u>John Antuna</u>	<u>6005 CARMEL WAY LV NV 89108</u>
<u>WES R DANIELSON</u>	<u>6212 DORCHESTER CIR LV NV 89130</u>
<u>Carmen H. Danielson</u>	<u>6212 Dorchester Cir LV, NV 89130</u>
<u>DAVE RATTO</u>	<u>6005 CARMEL WAY LV NV 89108</u>
<u>JESSENIA MOTA</u>	<u>507 MAVERICK ST LV NV 89130</u>

SUBMIT TO RONI

Leni Skaar

From: Michael Mack
Sent: Monday, October 15, 2001 9:59 PM
To: 'YoByron@aol.com'; councilman-lbrown@ci.las-vegas.nv.us; councilman-mmack@ci.las-
Cc: Leni Skaar
Subject: RE: Emerald Suites

Byron, I appreciate your input on this important issue.

Regards,

Michael

-----Original Message-----

From: YoByron@aol.com [mailto:YoByron@aol.com]
Sent: Monday, October 15, 2001 9:34 PM
To: councilman-lbrown@ci.las-vegas.nv.us; councilman-mmack@ci.las-vegas.nv.us
Subject: Emerald Suites

Good Day Councilmen,

I am writing this opposition as promised for the neighbors of Ward 6. This project is too close and intrusive to the neighbors. The nearest neighbors affected by this proposed development are only 90 feet away. I feel that a one story office complex better fits this property. Thanks for you consideration.

Byron Goynes

Submitted at City Council

Date 11/7/01 Item #159 and #160

11/7/01

Leni Skaar

From: Michael Mack
Sent: Monday, October 29, 2001 3:33 PM
To: 'BRUCE BIRT'
Cc: Leni Skaar
Subject: RE: Special Use Permit U-0116-01; Hearing November 7,

Birt Family,

I appreciate your input on this important issue. Please let my council and the mayor know your feelings on this item.

Regards,

Michael Mack

-----Original Message-----

From: BRUCE BIRT [mailto:BBIRT@lvcm.com]
Sent: Monday, October 29, 2001 3:08 PM
To: councilman-mmack@ci.las-vegas.nv.us
Subject: Special Use Permit U-0116-01; Hearing November 7, 2001

Dear Councilman Mack,

You are the City Council member charged with representing my household. It is my understanding that a hearing is scheduled on November 7th at 1:00 p.m. regarding a Special Use Permit, #U-0116-01, for a 396-unit residence type of hotel. This e-mail is in addition to a letter I have forwarded to your office requesting that this permit be denied. This type of use is clearly not appropriate for the area for the following reasons:

- This project has the great potential to significantly increase the level of crime in this neighborhood. Budget Suites, a similar residential hotel located at 2219 N. Rancho Drive, had over 770 police calls for service in the year 2000.
- The compatibility of this proposed development does not blend in any way with the neighboring 1/2 acre and single story homes in the entire area. Homes in adjacent neighborhoods which will be impacted by this development are over 2 acres. Other homes abutting the property and throughout the area are zoned for horses. The density of 396 units placed in this neighborhood does not coincide with the rural preservation codes required by the city. This project does not meet the requirements of the development standards as stated in the Las Vegas Zoning Code Chapter 19A.08.020.
- Traffic in the neighborhood will increase dramatically. Public works required a full entrance and exit onto Torrey Pines Drive. This will create over 4000 trips to and from this property through the neighborhoods each way. This will cause dangerous situations for everyone using the school bus stops and crossing neighborhood streets. Additional traffic of this magnitude will create an excess of noise and increase chances of accidents involving pedestrians and pets or horses.
- Residence Suites cause a transient environment for schools in the area. The schools surrounding the similar type of development not far from this subject property have over 5 children enrolling and leaving the schools each day.

11/7/01

Several years ago, the City Council approved a multi-unit condominium complex in our neighborhood at the corner of Alexander and Maverick. The neighborhood strongly opposed the project believing it would increase traffic and deteriorate the values of our property. Although our City Councilman at the time voted against the project, the developer apparently convinced enough City Council members that the complex would be "up-scale" and units would sell for more than \$100,000 each. Unfortunately this project was approved. The end project is a very common looking apartment -like complex. The units have not sold adequately. The first phase of the project has taken several years and is still not completely sold. No fencing exists around the property. Windows are broken. The land held for the proposed Phase 2 of the project is now up for sale because the developer can not make the project work.

Another error in judgment on the part of the City Council in approving the proposed residence type of hotel will be devastating for this neighborhood.

With the above facts, I sincerely hope that you make an informed decision to deny this proposed residence hotel.

Respectfully,

Bruce A. Birt
Candace N. Birt
3816 Ginger Creek Street
Las Vegas, NV 89108
(702) 655-7540

Leni Skaar

From: Michael Mack
Sent: Saturday, November 03, 2001 7:31
To: Leni Skaar
Subject: FW: (no subject)

-----Original Message-----

From: Lvchaz1@aol.com [mailto:Lvchaz1@aol.com]
Sent: Saturday, November 03, 2001 5:23 PM
To: councilman-greese@ci.las-vegas.nv.us; councilman-mmcdonald@ci.las-vegas.nv.us; councilman-lbrown@ci.las-vegas.nv.us; councilman-lmcdonald@ci.las-vegas.nv.us; councilman-lweekly@ci.las-vegas.nv.us; councilman-mmack@ci.las-vegas.nv.us
Subject: (no subject)

As a resident of Las Vegas and a neighbor of the proposed 396 unit Residence Hotel planned for 4339 N Rancho I am strongly Apposed to the construction of such a place near our home. This area is just beginning to pick up and to put such a place here would create all kinds of new crime to our neighborhood. You and I both know most of the budget suites in Las Vegas are havens for prostitutes, strippers, and drug dealers. With the pawn shop that you allowed to go in right down the street from this proposed site, it only seems reasonable that this will be a new jumping off spot for house thieves to congregate as well. Don't turn our neighborhood into another North Las Vegas. There is already a Budget suites just down the road across from the Fiesta. That should be enough of the riff-raff for one area. If you want more Budget suite type hotels in Las Vegas, then put one down the street from your house. Come election time your actions will be remembered, favorably or negatively. You choose how you want me to vote in the next election by how you vote on this.

Thank you.

Charles M. Hope
6432 Bamboo Ct
Las Vegas, NV 89108
702-396-2463

11/7/01

Leni Skaar

From: Michael Mack
Sent: Saturday, November 03, 2001 7:31
To: Leni Skaar
Subject: FW: 396 unit hotel on N. Rancho

-----Original Message-----

From: Vegasavonlady@aol.com [mailto:Vegasavonlady@aol.com]
Sent: Saturday, November 03, 2001 5:25 PM
To: councilman-greese@ci.las-vegas.nv.us; councilman-mmcdonald@ci.las-vegas.nv.us; councilman-lbrown@ci.las-vegas.nv.us; councilman-lmcdonald@ci.las-vegas.nv.us; councilman-lweekly@ci.las-vegas.nv.us; councilman-mmack@ci.las-vegas.nv.us
Subject: 396 unit hotel on N. Rancho

Don't be misguided. A 396 unit Budget Suites type hotel at 4339 N. Rancho is not what our neighborhood needs. We don't want it. We don't want the crime that comes along with such a place. We don't want the mega-traffic problems that arrises from such a place. We already have a budget suites not even 2 miles down Rancho from this proposed site and they have had nothing but numerous calls to the police, just in the past year alone. Put one of these places next to your house and see how you like it. We currently have a nice hotel (Santa Fe) right down the street that is not at max. occupancy that draws a much more desirable element to our neighborhood. Unfortunately I will not be able to attend the City Council meeting, so I am writing to you via email so that perhaps my voice will be heard. Your actions on this matter will be remembered neighborhood-wide during the next election.

Thank you for listening,

Eleanor Pelletier
6432 Bamboo Ct
Las Vegas, NV 89108

(702) 396-2463

Leni Skaar

From: Michael Mack
Sent: Thursday, September 20, 2001 10:08 AM
To: Leni Skaar
Cc: Lisa Clearwater Campbell
Subject: FW: Emerald Suites

-----Original Message-----

From: Charles W. Bennion [mailto:cbennion@emblaw.com]
Sent: Thursday, September 20, 2001 9:01 AM
To: MMack@ci.las-vegas.nv.us
Cc: Al Duchene; Annie Macomber; Greg and Alice Seymour;
vonrueden@lvcm.com; Linda Myers; Linda Young; callister@alltel.net
Subject: Emerald Suites

Dear Councilman Mack:

The NARA Board has met with Don Hamrick and Mike Mona, representatives of Emerald Suites, as well as with Matthew Callister, their legal counsel. Mr.

Mona and Mr. Hamrick have been gracious and very willing to give us information and resolve concerns regarding their proposed project on Rancho.

I have had the opportunity to visit the Emerald Suites located on the other side of town and have reviewed their proposal and security measures. The

management appears to make every effort to ensure that they are good neighbors and an asset to the community. The Board expressed to them a desire to include a larger conference room and to make it available to the community, and they readily agreed. It is my belief that the success of such a venture (daily/weekly rental), not only monetarily, but also as a good neighbor, depends greatly upon the management and their determination

to work with the neighborhood and prevent crime. Emerald Suites has worked

hard to be cooperative so far, and I anticipate and expect that they will

continue to do so once the project is up. Based upon management representations thus far, I believe that this is a project that would fit within our community.

While I have not received a response from all members of the Board, Annie

Macomber (Treasurer of NARA) and Paul Von Reuden (Recording Secretary of NARA) concur with the above. The other members of the Board have not yet weighed in on the matter.

Charles W. Bennion
President, NARA

Leni Skaar

From: Michael Mack
Sent: Tuesday, September 25, 2001 12:46 PM
To: Leni Skaar
Cc: Larry Brown; Lisa Clearwater Campbell
Subject: FW: Emerald

-----Original Message-----

From: Don Hamrick [mailto:luckydj@hotmail.com]
 Sent: Tuesday, September 25, 2001 11:47 AM
 To: MMack@ci.las-vegas.nv.us
 Subject: Emerald

Good Morning Councilman Mack!

By now I am sure you have heard we had an interesting Planning Council Meeting last Thursday. Fortunately, we prevailed and the item now will go before you & the City Council on 11/7. We were happy to have the show of

support from some less emotional & more rational sources such as Charles

Bennion, Linda Myers & Alice Seymour of NARA. I remember in our first meeting, you had indicated that NARA would be a tough adversary & to win

their support would be quite an accomplishment. We are happy to see that we

have them on our side. Louise, from the Northwest Network of Neighborhoods

spoke at the meeting indicating that we had presented our project to their

group and that it was generally well received. While there has been arguments against our project from some of the neighbors, those people who

directly about the property where conspicuously absent from the Meeting.

I believe the reason is that we have adequately addressed their concerns with

our agreeing to reduce the building closest to them to a two story & provide

a block wall with mature landscaping in that corner. The other issues were

over a reduction of property values, which is baseless & concerns of a criminal element frequenting our property. A review of Metro's records indicates that this neighborhood is not the "bedrock" of society that the

residents would have you believe. The trailer park directly behind our property has been an admitted focus of concern for the residents & Police

officers for some time now. I would submit that a supervised and controlled

property such as ours would not add to the crime in the area.

Additionally, in light of the circumstances surrounding our economy on a

local level, it would seem that a developer/operator who is going to 1st

pump out \$16-17 million in revenue to local subcontractors & then employ 40-50 people with an annual payroll in excess of \$1,500,000 while generating

a 9% tax revenue for our community would be deserving of the assistance of our council.

As you know your position & vote are going to direct your fellow Councilmen & our Mayor. Please notify us as to any other recommendations you might have that would help us move forward with your support towards November's meeting.
Thank You,

Mike Mona & Don Hamrick

Get your FREE download of MSN Explorer at
<http://explorer.msn.com/intl.asp>

Leni Skaar

From: Michael Mack
Sent: Tuesday, October 02, 2001 2:12
To: 'Louise Ruskamp'
Cc: Leni Skaar
Subject: RE: Emerald Inn
Louise, Thanks for update.

-----Original Message-----

From: Louise Ruskamp [mailto:canyonamigo@earthlink.net]
Sent: Tuesday, October 02, 2001 8:39 AM
To: Michael Mack
Subject: Emerald Inn

Michael,
The place, Emerald Inn, looked like a nice hotel. Very quiet, very nice landscaping between the buildings. (But, it is brand spanking new.) A couple of people around, checking in, coming home from work, a guy 'doing a couple of miles' in the work-out room, a family with a couple of kids in the pool. I still think that it is a bit INTENSE for the site, and I think that the neighbors have some legitimate concerns (which I shared with Don Hamrick who showed me their 'model suite'). I am going to do some 'comparison shopping' and I will let you know what I discover.

You seemed like your old self yesterday.
Louise

11/7/01

Leni Skaar

From: Michael Mack
Sent: Monday, November 05, 2001 8:38 AM
To: Leni Skaar
Subject: FW: Special Use Permit U-0116-01; Hearing November 7,

-----Original Message-----

From: BRUCE BIRT [mailto:BBIRT@LVCM.COM]
Sent: Monday, November 05, 2001 6:31 AM
To: councilman-lweekly@ci.las-vegas.nv.us; councilman-lmcdonald@ci.las-vegas.nv.us; councilman-lbrown@ci.las-vegas.nv.us; councilman-greese@ci.las-vegas.nv.us
Cc: councilman-mmack@ci.las-vegas.nv.us
Subject: Special Use Permit U-0116-01; Hearing November 7, 2001

Dear Council Members,

It is my understanding that a hearing is scheduled on November 7th at 1:00 p.m. regarding a Special Use Permit, #U-0116-01, for a 396-unit residence type of hotel. This e-mail is in addition to a letter I have forwarded to your office requesting that this permit be denied. This type of use is clearly not appropriate for the area for the following reasons:

This project has the great potential to significantly increase the level of crime in this neighborhood. Budget Suites, a similar residential hotel located at 2219 N. Rancho Drive, had over 770 police calls for service in the year 2000.

The compatibility of this proposed development does not blend in any way with the neighboring 1/2 acre and single story homes in the entire area. Homes in adjacent neighborhoods which will be impacted by this development are over 2 acres. Other homes abutting the property and throughout the area are zoned for horses. The density of 396 units placed in this neighborhood does not coincide with the rural preservation codes required by the city. This project does not meet the requirements of the development standards as stated in the Las Vegas Zoning Code Chapter 19A.08.020.

Traffic in the neighborhood will increase dramatically. Public works required a full entrance and exit onto Torrey Pines Drive. This will create over 4000 trips to and from this property through the neighborhoods each way. This will cause dangerous situations for everyone using the school bus stops and crossing neighborhood streets. Additional traffic of this magnitude will create an excess of noise and increase chances of accidents involving pedestrians and pets or horses.

Residence Suites cause a transient environment for schools in the area. The schools surrounding the similar type of development not far from this subject property have over 5 children enrolling and leaving the schools each day.

Several years ago, the City Council approved an multi-unit condominium complex in our neighborhood at the corner of Alexander and Maverick. The neighborhood strongly opposed the project believing it would increase traffic and deteriorate the values of our property.

Although our City Councilman at the time voted against the project, the developer apparently convinced enough City Council members that the complex would be "up-scale" and units would sell for more than \$100,000 each. Unfortunately this project was approved. The end project is a very common looking apartment -like complex. The units have not sold adequately. The first phase of the project has taken several years and is still not completely sold. No fencing exists around the property. Windows are broken. The land held for the

11/7/01

proposed Phase 2 of the project is now up for sale because the developer can not make the project work.

Another error in judgment on the part of the City Council in approving the proposed residence type of hotel will be devastating for this neighborhood.

With the above facts, I sincerely hope that you make an informed decision to deny this proposed residence hotel.

Respectfully,

Bruce A. Birt
Candace N. Birt
3816 Ginger Creek Street
Las Vegas, NV 89108
(702) 655-7540

Leni Skaar

From: Michael Mack
Sent: Tuesday, November 06, 2001 9:55
To: 'LR430@aol.com'
Cc: Leni Skaar
Subject: RE: 4339 N. Rancho Road 396 units

Lola,

I appreciate your attention to this very important issue in your neighborhood.

Regards,

Michael Mack

-----Original Message-----

From: LR430@aol.com [mailto:LR430@aol.com]
Sent: Tuesday, November 06, 2001 8:25 AM
To: greese@ci.las-vegas.nv.us; mmcdonald@ci.las-vegas.nv.us; lbrown@ci.las-vegas.nv.us;
lmcDonald@ci.las-vegas.nv.us; lweekly@ci.las-vegas.nv.us; mmack@ci.las-vegas.nv.us
Subject: 4339 N. Rancho Road 396 units

Please vote NO. This would be too many cars, on too small an area (- 8 acres). There would need to be room to park 600 cars (1.5 parking spaces per unit), besides the added traffic to Torrey Pines. This is mostly a residential area. My home is within 2 blocks from there. Thank you, Lola Ross 4120 Montemesa Circle, LV, NV. 89108 phone 645-1179

11/7/01

Dear Michael Mack,

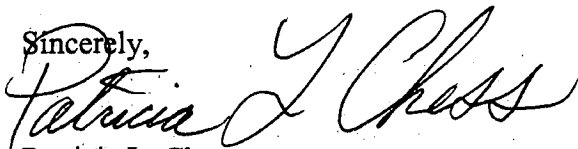
October 31, 2001

As a home owner in the Big Sky Ranch Estates, I wish to voice my opposition to the proposed Embassy Suites Project at the location near Rancho and Craig Road (site development plan review #Z-0137-94-4, special use permit # U-0116-01). I believe our standard of living will be lowered with the approval of this development.

I have a number of issues with the development. One of my major concerns concerns the traffic issues this development would bring to our neighborhood. It is my understanding that currently there will be no Torrey Pines Road access. What assurances are there that there will be no future zone variances allowing a Torrey Pines access? The estimated 3,355 daily trips assigned to this development would constitute a serious degradation of our standard of living in the Big Sky Ranch Estates and adjacent areas. The one proposed access on Rancho, so close to the major Craig and Rancho intersection will surely result in overcrowded streets, possibly causing traffic to back up into the intersection. In addition, it should be expected that U-turns on Rancho Road would increase and traffic would increase on Jory Trail, Alexander, and Torrey Pines, as vehicles seek a short cut to the Rancho Road development access. I am greatly concerned that the probable negative traffic impact in the Craig and Rancho area will be used by the current or future owners as an argument for a zone variance allowing access onto Torrey Pines Road. A Torrey Pines Road access would also bring additional traffic, noise, privacy and security concerns directly into our neighborhood.

I have chosen to live in zoned rural horse property because of the belief that I and my family would be somewhat insulated from the areas of concern voiced in this letter. The additional traffic, noise, pollution, three story project lighting, privacy and related security issues will certainly degrade the lifestyle we have come to enjoy for the past thirteen years in our neighborhood. For the reasons previously discussed, I urge you to vote no on the Embassy Suites Development.

Sincerely,



Patricia L. Chess
6301 Jennifer Ct.
Las Vegas, Nv. 89108
645-6082

2001 NOV - 8 P 12:45

RECEIVED
CITY CLERK

*Submitted after City
Council Meeting #459 2/16/02*

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 1

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

MAYOR GOODMAN

159 and 160. 159 is a Special Use Permit. It's a Public Hearing on U-0116-01, Ronald and Judith Vitto. Request for a Special Use Permit for a proposed 396-unit residence hotel at 4339 North Rancho Road. The Planning Commission and staff both recommend approval subject to conditions. That's going to be a Public Hearing and I now declare it open.

And 160 is a Site Development Plan Review related to U-0116-01. This too will be a Public Hearing on Z-0137-94(4). Same applicant. Request for a Site Development Plan Review for a proposed 396-unit residence hotel at the same location. The Planning Commission and staff recommend approval subject to conditions as well. These are both Public Hearings, I now declare them open.

COUNCILMAN MACK

Mayor. Mayor, just for the record, --

MAYOR GOODMAN

Yes.

COUNCILMAN MACK

-- I'd like to disclose that my brother has a Super Pawn in the notification area on the outside limits and it will not adhere to my ability to vote and leave this agenda item. So, I just wanted to disclose the fact.

MAYOR GOODMAN

All right. Thank you.

RON VITTO

Mr. Mayor and --

MAYOR GOODMAN

One moment. I need a legal opinion. Mr. Stein used to be my law partner. I don't believe we have any business dealings together at this point in time.

ATTORNEY STEPHEN STEIN

Thank God we don't.

MAYOR GOODMAN

Right. He said, thank God we don't, he said. So, I don't feel that in any way will affect my ability to sit fairly.

DEPUTY CITY ATTORNEY
BRYAN SCOTT

That should be okay, Your Honor.

MAYOR GOODMAN

Very good. Thank you.

ATTORNEY STEPHEN STEIN

And for the record, that was back in the days when we were both much younger.

MAYOR GOODMAN

That is true.

ATTORNEY STEPHEN STEIN

Yeah. All of us were.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 2

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

MAYOR GOODMAN

All right. Mr. Vitto?

RON VITTO

Mr. Mayor, Council members, I will keep my comments short, because I know a lot of people want to speak, and it's already been a long day. So, if you don't mind, I'll just refer to my notes and step out of the way.

My wife and I invested in this property 22 years ago, as – part of our retirement package, and at times it was a struggle to make those payments, but we did. We've seen our taxes go from five to \$25,000. We've been assessed over \$60,000 to improve Torrey Pines, and we have spent literally thousands more in cleaning up the property from our good neighbors, who have used it for their own personal dumping ground, especially those neighbors that abut the property. They just toss it over the block wall, which also happens to be totally on my property.

This property, with its C-2 zoning, was purchased long before any of the adjacent neighbors bought their homes in the area. They had to know that eventually it was going to be developed. It's been on the open market. There have been for-sale signs on this property for over five years, and I guess it – brings me to the question: Are they not responsible for any of their own due diligence? Why – Is it always dumped on the investor and – the developer to take care of them after the fact?

At the Planning Commission meeting, and I have to take the City to task a little bit, the Planning Commission meeting on September 20th, it was suggested by the neighbors that they would approve a lower-density use. Well, so would I. But three years ago a used car dealer had very much of an interest in the property. Certainly, that's a lower-density use, but he was told by City staff that he couldn't locate on Rancho. And, of course, now there is a used-car dealer just less than a mile from us. We also sold the property to a builder of automotive centers some 18 months ago. Certainly, a lower-density use, and he was told by the City he couldn't have an auto body within the complex, unless it was in connection with a new-car dealership, even if the auto body shop were a thousand feet from the nearest homes. Now the City again has changed its mind apparently and it's okay. Of course, neither of those developers are anywhere around for me.

Now, a local developer, who is willing to, pardon the pun, roll the dice in a shaky economy and create employment, not only for subcontractors but well beyond that, with a project that fits one of the uses, certainly of a C-2 property. But

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 3

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

apparently because some other developer has produced, I guess, a nightmare of an extended hotel three miles to our south, the same ugly brush is used to paint every developer's extended stay hotel, unless your name, I guess, is Marriott or Holiday Inn or whatever.

The main issues raised by the protestors at the Planning Commission were the increased crime that the project would bring, the decreased property values the project was going to create and the traffic that was going to be produced on Torrey Pines. Well all of these issues have been discussed in depth prior to this meeting. To us, the crime can only decrease. Our tenants have been robbed 14 times over the past 10 years, including last September and last October and those suspects live in Jade Park. And that information was brought to us by a resident of Jade Park and it's been turned over to the proprietor, proper authorities.

As to property values, if any property is being devalued, I think it's ours, with the two previous developers who were told no and now with the conditions that the Planning Commission wants to place on this project, if it's approved at all.

As for traffic, it's a non-issue. This could be mitigated in – many different ways on Torrey Pines, at least keeping all but a fraction of it from going south where half of the homes are behind six to eight-foot walls anyway. And I think to deny us some type of ingress and egress on Torrey Pines, which is an 80-foot wide street, while the adjacent shopping center was allowed to use it, and of course all the residents, it just doesn't seem fair.

In conclusion, all of the neighbors were invited, in fact, they were heartedly urged to at least go look at this builder's product that exist now at least one other location, I believe, maybe two locations in Las Vegas. To my knowledge, one person did so. And yet each and everyone of them can tell you exactly what it is, is that's going to be built and exactly what the result of that's going to be. And I wished I had that talent, especially lately in the stock market. That's what I have to say. Did I give my name?

MAYOR GOODMAN

All right. Any – questions?

ATTORNEY STEPHEN STEIN

You didn't give your name.

MAYOR GOODMAN

Excuse me?

RON VITTO

Ron Vitto, 9830 Red Coach.

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001

Page 4

COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL

MAYOR GOODMAN

Right. Any questions of Mr. Vitto at this time? All right. This is a Public Hearing. Anybody want to be heard?

ATTORNEY STEPHEN STEIN

Mr. Mayor, members of the Council. My name is Stephen Stein, 520 South 4th Street, and myself together with Mr. Hall are here on behalf of the Emeralds Inn, which is the proposed builder of this project.

I was brought in late in this particular project and being aware of how the City Council operates, I contacted Councilman Mack and discussed with him this particular item. I was informed by Councilman Mack that he had checked with the residents of the area and that there were very many problems and very many protests regarding the building of the Emerald Inn on this particular piece of land. Councilman Mack informed me of three major problems raised by the individuals in the area. The first problem was the traffic problem on Torrey Pines. The original plans submitted to the City had a gate for traffic into and out of the project on Torrey Pines. That has been, the plans have been amended, the gate has been removed, there will no longer be a gate allowing traffic in and out onto to Torrey Pines. There will simply be a crash gate for emergencies.

The second problem that was brought to my attention by Councilman Mack was the fear of the individuals in the area of crime. In the packages, which we gave to you, and hopefully you can see it on the overhead, is a comparison July 4th to October 31st of the year 2001, between the Emerald Suites, the Budget Rancho, which is somewhere near this area, and the trailer park located west of Torrey Pines, right across from this area, with the number of police calls for services and the daily average police call. It is interesting to note, and these are statistics from the Las Vegas Metropolitan Police Department, it is interesting to note that the trailer park, which is directly west on Torrey Pines, right where I'm pointing on – the map here, had a 168 calls for service during this period of time for 1.4 daily average, whereas the Emerald Suites, which is similar to this –

MAYOR GOODMAN

Mr. Stein, you have to talk in the mike.

ATTORNEY STEPHEN STEIN

– owned by the same people, had only 86 calls for 0.71 who called. So, I think the fear regarding crime maybe slightly misplaced based on these particular figures.

The major concern of the individuals in the area was the aesthetics and the privacy of the homes that they live in. The original plans called for certain buildings located, the

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 5

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

Building G located along Torrey Pines, the long building I'm pointing to now, and the three buildings located on the south side were all to be three-story buildings. Councilman Mack stated to me his concern and the people's concern about those three-story buildings. The new plans, which were submitted to staff, are now two-story buildings in Building G

ASHLEY HALL

– F and B.

ATTORNEY STEPHEN STEIN

– F and B, both two-story buildings. G remain, I mean, D remains a three-story building, but that does not abut any private dwelling. It abuts the UMC Quick Care Center and does not overlook anything at all of a – private dwelling. In addition, the Emerald Suites has agreed and put in their new plans many more trees, as far as the landscaping goes, 36-inch boxes staggered every 20 feet all around, as far as the landscaping goes, which will block the views 82, 85% around the entire perimeter of the area.

They have tried, they being the Emerald Suites individuals have tried to comply with the requests of the people in the area by changing the plans and hoping to alleviate the concerns that were voiced by them to Councilman Mack to me. And I think they did this very rapidly because I – believe it's been less than a week since I heard of these concerns. And these plans were all amended so that the three-story buildings were reduced to two story, the landscaping was increased considerably, they have agreed no access to traffic in and out on Torrey Pines and we have done, I believe, everything we can to – make the people happy and to still build a quality Emerald Suite building facility for this area. And I would ask, and we concur with the recommendation of staff and the recommendation of the Planning Commission.

MAYOR GOODMAN

All right does anyone have – Mr. Hall, do you want to be heard?

ASHLEY HALL

Only for a minute, Your Honor. Ashley Hall, 550 East Charleston, Suite H, Las Vegas, 89104. With us today is Mr. Don Hamrick, who is the Managing Partner of Emerald Inn, LLC, along with Mr. Mike Mona and as Mr. Stein has indicated, we certainly agree with the staff recommendations and recommendation of the Planning Commission. He's covered with you all of the various component parts of the changes that we have made. We have met diligently with people in the area, both in terms of individual neighbors, and I certainly want to commend Mr. and Mrs. Wilson, Mr. and Mrs. Blandori, and Mr. and Mrs. Morales. They are the abutting neighbors and we've tried to work with them and

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 6

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

talk with them. We've met with them on different occasions and that and they certainly have been very polite, and it's been a dignified process, and we certainly understand their concerns. We tried to address those.

We have addressed certainly the perimeter block wall, the eight-foot decorative block wall. We've also additionally indicated that – the Emerald Inn staff is trained and have implemented, implemented in their facility on Las Vegas Boulevard South, the ADL Program with Metro police and the District Attorney's Office and it's working out very well.

I think, the only other thing I would say is, with the economic situation as it presently sits today, and it's my understanding, as of some conversation today, that – building permits in the Valley are down about 50%, and we understand the economic situation as it is.

Again, I certainly have to commend Mr. Hamrick and Mr. Mona for their willingness to go forward with the project in these kinds of times. But just to give you an idea in spending some time with the Nevada Development Authority, yesterday and looking at the statistics that are – currently being processed for the Valley, the 20, a 26.5 million dollar project, which this project represents, about 20 million dollars of that is going to be in construction fees, it's a local contractor, it's about 25 of them representing about 1,000 jobs over the next year.

Secondly, approximately \$1.5 million will be in permitting fees to local governments, approximately \$450,000 in annual room tax, \$250,000 in State and City tax, provide approximately 50 full-time jobs with over a million dollars in salary and payroll. And the economic multiplier used by NDA is about 2.7 to 3.0, and we certainly used the conservative figure of 2.7, but the multiplying, the economic multiplier for a \$26.5 million facility is about \$72.5 million. And again, we certainly tried hard to work with people in the neighborhood, both closely and extended, and we certainly will do our best to accommodate any – concerns that they might have. Mr. Hamrick, any comments?

DON HAMRICK

Not at this time.

MAYOR GOODMAN

All right. Thank you very much. Folks, what we do is those who are in support of the project, we'll have them be on this side; those against the project, will be on this side. And what I'd like to do is I'd like to limit you to two minutes a-piece. If you feel that you need more than that, you keep going. But what we, believe me, when we see you up there, we know what you are thinking and if somebody has said it,

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 7

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

it does as much good with us for you to say I agree with so and so. It has as much impact than hearing it over again. I'm just trying to move this along for the benefit of you folks. We have nothing better to do. Okay? All right. Yes, Ma'am.

COUNCILMAN REESE

Ball game on?

MAYOR GOODMAN

No ball game, no ball games tonight.

RUTH ANN BENOIST

Mayor Goodman and Council members, I'm Ruth Ann Benoist. I live at 6444 Hartman Street. I'm here representing Jeffrey Hicks and Penny Crawford. Currently he's working in Tahoe and unable to be here and she's got a job and is on the job now.

One of the things that upset me was the connotation when he said this is a mobile home park to the west of this facility that they're planning. I would like very much for the Council members and the Mayor to come out there and see this area. It's improving greatly. We own the land that our homes are on and most of them are the modular manufactured homes. We're improving the area, and I think that it is going to be continuing to be a lovely area.

My greatest concern is with the traffic situation at Rancho and Craig. I drive this a lot. I have to make a left turn from Rancho onto Craig. Most of the time I'm lucky if I can get through that intersection before the light changes. They're putting up a facility here that's going to have almost 14, or 400 occupants. That's going to mean, most likely, 400 vehicles. How they're going to handle this traffic situation is beyond my comprehension. I know that they're going to be widening Rancho to the east side of that street, but without a turnout for these people to get into their future residence, I don't know how it can be done. And I'm very much against this facility being built in this area without some kind of a traffic study or an understanding of how they're going to get in and out of their homes. Thank you.

MAYOR GOODMAN

Thank you. Next please.

TAMMY CORTEZ

Hi. Mr. Mayor and Council members, I ask for your indulgence. We have a particular –

MAYOR GOODMAN

You have to give – us your name.

TAMMY CORTEZ

Oh, I'm sorry. I'm Tammy Cortez, but I wanted this before –

MAYOR GOODMAN

And you have to tell us – where you live.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 8

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

TAMMY CORTEZ

6404 Southfire. But –

MAYOR GOODMAN

And now – you can go.

TAMMY CORTEZ

Okay. I can go. We have a particular order that we're speaking in because we wanted not to waste your time and be redundant. So, that's what we've all lined up for with our own little script.

MAYOR GOODMAN

Good.

TAMMY CORTEZ

With that being said, my name is Tammy Cortez, and I'm at 6604 Southfire Street, in the Jade Park Mobile – Home Estates. I stress this because we are not a trailer park. We own our homes. We have dedicated streets. We are build (sic) for property and sewer. We are single-family residence (sic) on oversize lots and we are all single-story dwellings.

I have a picture. I don't know where to put this either.

MAYOR GOODMAN

Right in the middle there.

TAMMY CORTEZ

Right in the middle?

COUNCILWOMAN McDONALD

Turn it the other way.

TAMMY CORTEZ

Do I have it upside down?

COUNCILWOMAN McDONALD

Upside down.

MAYOR GOODMAN

Yes, it's upside down. There you go.

TAMMY CORTEZ

Okay. So, you as you can see, we're not a, quote, trailer park. This proposed three-story residence hotel will be looking directly into our yards. This photo was taken at a third-story level window. As you, this project is intrusive high-density and is not compatible with our neighborhood. This looks right into the windows of these people's homes right in the back, which one of those is mine.

This will impact the residents of Jade Park, a real concern for those that about Torrey Pines. It is my understanding based on the information provided, provided by Mr. Mona and Mr. Hall and Mr. Hamrick at both our neighborhood meeting and the Commissioners' meeting, in order for them to stay in black, they will require a certain occupancy rate. They indicated in order to accomplish this they're in negotiations with Nellis Air Force Base in lodging military

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 9

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

personnel. Station Casinos for their overflow and North Las Vegas Airport for the business traveler.

I have contacted Airman First Class, Mary Caputo, she's the team lead with the contracts office at Nellis Air Force Base. I requested information regarding the criteria for military personnel for lodging them. She advised, to be considered for a lodging contract you must have a 24-hour restaurant, must be on site laundry facilities, etcetera. According to the developers, this pro, this proposed project does not have a restaurant and will not be part of the plan. According to Mary Caputo, kitchenettes will not suffice. This, the developers, have confirmed are in the plans. Even the less BPA Contracts, Emerald Suites does not qualify. Currently there are no bids outstanding and she does not foresee any till 2005. She explained that Emerald Suites currently holds no contract and to her knowledge never has. She knows of no contracts pending. I'd like the Commission to ask Emerald who they're in negotiations with at Nellis for these contracts.

According to Station Casinos, which is 500 rooms between the three properties, Texas, Fiesta and Santa Fe, the occupancy rate shows there is no overflow. The average monthly occupancy rate is 86%, 79.5 and 78%, respectively. Furthermore, we were told that before guests are referred to an outside proprietor they would be sent to one of their other eight properties. What overflow are they referring to and to whom are they negotiating with?

Regarding the North Las Vegas Airport, Channel 3 investigated the flights in and out of the small airport. Their statistics show that 90% of the flights in and out of North Las Vegas are local residents. They reside right here in Las Vegas Valley. Most of the air traffic consists of private planes, pleasure flights, test site personnel, police and fire rescue aircraft, some corporate planes, and these are not necessarily passenger flights. I have an example, but I won't waste your time on that. The scenic flights to Grand Canyon do not impact the business traveler. Most of these flights are tourists from the Strip.

I would pose this question: If Station Casinos aren't able to fill the 500 rooms, what do we need with another 396 rooms?

On a personal note, I've lived in Las Vegas since 1976, always in the Northwest. I went to the schools here. This is, I consider it my town. I love where I live. The crime that he's indicated, I have no knowledge and neither does any of

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 10

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

my neighbors. Granted, there could be a few bad apples in there, but they're not in my block. I can tell you that.

I have made a packet with all my notes, all the backup materials, so that you can look at that. Thank you so much for your time.

MAYOR GOODMAN

Okay. Next, please.

FLO LIMANDRI

My name is Flo Limandri. I reside at 4025 North Torrey Pines. I'd like to briefly discuss some crime statistics.

I will briefly discuss why – I strongly oppose the project in question today. The following information has been obtained from the Las Vegas Metropolitan Police Public Information Office.

In the year 2000 the hotel suite, which I will be referring to in just a couple seconds, experienced seven hundred and seventy calls to the local police. After some careful research was conducted, our subdivision was compared to that, to a similar hotel suite as the one in question. This hotel suite is located just a couple of miles south of this proposed project. The research consists of the number of calls to the local police department and the type of disturbances that were reported from January 1st, 2001, to June 30th, 2001. There are as follows:

There were six unknown trouble calls, four attempted suicides, 18 burglaries, two burglary of vehicles, four robberies, five stolen vehicles, 14 stolen vehicles recovered, three persons with gun, grand, one grand larceny, one petty larceny, one larceny from person, 20 assault and battery calls, one assault and battery with a weapon, one fight call, one juvenile disturbance, 20 various other disturbances, 35 family disturbances, seven suspicious situation calls, two kidnapping calls, one indecent exposure, and six narcotics calls.

This equates to approximately 25.5 calls per month to the local police during this period. Our neighborhood during that same period of time experienced one juvenile delinquents (sic) call.

In conclusion, if these numbers are in any way an indicator to what we can expect in our neighborhood as homeowners, if this project gets off the ground, we've made a very good case why we do not want this project in our neighborhood where we plan on raising our children. Thank you.

MAYOR GOODMAN

Thank you. Next, please.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 11

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

JOHN WILLIAMS

This picture here is a picture of the Emerald Suites on South

–

MAYOR GOODMAN

You have to –

JOHN WILLIAMS

– Las Vegas Boulevard.

MAYOR GOODMAN

Please tell us who you are and where you live.

JOHN WILLIAMS

My name is John Williams. I live at 4041 North Torrey Pines within the circle of affected homeowners. I've lived there for 12 years. I'm very much against the proposed project for several reasons, not the least of which is the quality of life we enjoy in our neighborhood. We don't have a homeowners association and we pride ourself (sic) on the live and let live attitude. But this proposed project with an estimated three thousand three hundred and fifty-five daily trips assigned to the development would constitute a serious degradation to our way of life.

With one proposed access on Rancho so close to the major intersection of Craig and Rancho, will surely result in overcrowded streets, jammed intersections and creative drivers using Jory Trail, Alexander, Torrey Pines as ways to avoid that congestion.

I realize the developer keeps saying this is not a Budget Suites, but in reality it's very similar. So, I've made several trips to the neighborhoods that are close to Budget Suites on Rancho and Lake Mead. In talking to the people in that area, I was amazed at how much a project like this can impact a neighborhood. The people there told stories of prostitution, drugs, traffic, sirens, unsavory-type people just hanging around. Of all the people I talked to, there was only one lady that didn't really care, but every – one else I talked to was either very opposed to it and the way it affected their quality of life.

About the only good thing I heard about Budget Suites was that the buildings and landscaping there were pretty nice. We don't even get that with Emerald Suites project because it looks like an army barracks.

One of my other concerns was the overall height of this project, so I borrowed a scissors lift and set it up in the parking lot next to the proposed project and measured 80 feet setback from Torrey Pines. I took the lift up to this two-story level and the three-story level, myself and another neighbor, took some very enlightening pictures of people's

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 12

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

backyards. My house is far enough away from this project to maintain my privacy, but I sympathize with the 30 or so neighbors that will lose their privacy. I've been pretty involved with this proposal from the start, and I've talked to a couple of neighbors that really don't care, I talked with a bunch of people that are really opposed, but to this day I've not talked to one person that thinks that this is a good thing for our neighborhood.

In conclusion, there are several types of businesses that can go on this property that would be acceptable to our way of life, such as office space, auto repair, or mini-storage. But high-density housing would affect our quality of life a great deal. Most of us are here for the long haul. I'll be horizontal when I leave. So the future of our neighborhood is important to me. I hope you deny this project.

MAYOR GOODMAN

Thank you. Next please.

FRANCES DENISON

My name is Frances Denison. My husband is up here to help with the pictures, and then he'll be speaking later. I live at 4008 Rhonda Drive, and I use Las Vegas Zoning Code, Chapter 19A.08.020 for reference.

During the Planning Commission review, the developer was asked what could be seen from a third story of the buildings facing Torrey Pines. The hesitant response was nothing but trees and rooftops. Those are just trailer houses. This is inaccurate. These pictures were taken 80 feet from the curb line at ground level and second-story level. I was the other one in the scissors lift. Most of these photos were taken from the adjacent property. These show clearly that this project will undoubtedly be intrusive to the abutting properties and will negatively impact the neighboring properties.

COUNCILMAN MACK

The – first photo you showed was a two-story and these are three-story?

FRANCES DENISON

Those are, I only would go up as far as 25 feet. I got scared.

COUNCILMAN MACK

So, you went to two-story only?

FRANCES DENISON

So, I only went to two-story. Yes.

COUNCILMAN MACK

Okay.

FRANCES DENISON

The Budget – Okay. There is no design compatibility especially from the homeowners' perspective.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 13

COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD AND JUDITH VITTO, ET AL

These are pictures from the building or the project at South Las Vegas Boulevard. Okay. We don't have the resources for artistic renderings and so we have to settle for these photos. That was a before and that's an after. That's what we're going to be looking at.

That was from the home park on the other side of Torrey Pines that would be facing the, there on the west of the bill, what the proposal is. This is in the Big Sky Estates. That is what we're going to be looking at.

In reality the view will be even more intrusive and will invade our privacy, as well as compromise the safety of the abutting properties and surrounding neighborhoods. I don't know of anyone who wants strangers watching over their families and looking into their homes. This project is as much as an eyesore to us as the cellular towers are to you. I'm sure you can see why I'm opposed to this project. Thank you for your time.

MAYOR GOODMAN

Next please.

KAREN HANSEN

My name is Karen Hansen. I live at 4009 Rhonda Drive. I have here a map that I want to show. Okay, in referencing the same zoning code that Fran did, 19A08020, the map here shows one and two-story buildings in the surrounding area. They're color-coded. Orange is one-story, blue is two-story, three, as you can see, there's no three stories on this map at all. That's the notification area of this project.

The proposed project will be the only three-story building in the immediate area, using Rancho and Craig as major cross streets, the Santa Fe Station will be the nearest three-story structure, 1.2 miles north. The Fiesta would be the nearest, south 3.2 miles, and to the east would be 4.8 miles, which is a U-Haul building. To the west of us there's nothing higher than two stories, as far as the base of the mountains. This clearly does not meet the design compatibility between the abutting properties and hardly contributes to the overall attractiveness of the City.

This property was zoned over 30 years ago as C-2, with Service Commercial as the intent. Now there's R-E zoning bordering the property with surrounding neighborhoods being a mixture of R-1 and R-E. The intent of the master plan is to ensure that the newer development does not negatively impact the use and enjoyment of adjacent and neighboring properties, and to increase design compatibility between the abutting properties and land uses. Also to reinforce a sense of community and preserve the integrity of

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 14

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

neighborhoods and places of business while reducing unsightly views, which is, which the Emerald Suites does clearly not comply.

Mr. Mona and Mr. Hamrick at a neighborhood meeting had stated that this project is a Marriott-style hotel, not extended stay. I have here a sign that I took a picture of, clearly states that it's extended stay. I contacted the nearest Marriott Residence, because they told us it was similar to the Marriott style. Marriott hotels do not offer weekly rates. There are no deposits to stay there. There are no move-in specials. Police background checks are not required upon check-in. The rates at the Marriott do not drop after the 35th day. There's no fee for maid service. The rates at the Emerald Suites are, for one bedroom, 199.50 a week, plus \$125.00 deposit, in which \$95.00 is returned upon checkout. The tax charges are removed after the 35th day, since after the 35th day you're a legal resident. There's a \$10.00 charge for maid service.

The rates at the Marriott Inn, for a studio, is \$89.00 a night, and based upon dates. Marriott also provides a light breakfast, lunch and dinner, with complimentary beverages being served all day. Laundry and valet is provided, as is room service, 24-hours a day. The daily paper is also provided. There's also fireplaces in some of the rooms. Marriott Hotels take pride in anchoring their hotels and business parks and near major attractions where their guests can walk or take a Marriott shuttle or taxi to. Marriott Hotel offer lush, mature landscaping with appropriate buffers. Clearly the type of project that this is proposed for our residential neighborhood does not fit. It's obviously incompatible. There are no Marriott Hotels in our city bordering R-E Estates. Thank you for your informed decision on this matter.

MAYOR GOODMAN

Next please.

IRENE HOUGHLAND

Good afternoon. My name is Irene Houghland. I reside at 4333 North Torrey Pines. I've lived there 12 years. I have been a resident of Las Vegas for 44 years. I would like to give to the Council a letter that I received, and I'd like to write, read it for you, please.

To whom it may concern. We are a shopping center right next door to the north of the subject property, at the corner of Rancho and Craig. We are opposed to the proposed use of this site as a 396-unit weekly residence hotel, as the proposed project lacks appropriate ingress and egress to site, and thus contributing negatively to the traffic patterns at this location.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 15

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

Even though we have only about 32 tenants in Ledo Plaza, we have five entrances and exits at our center, and so there is no traffic problem. More importantly, the transient usage proposed for this site has historically increased criminal activity in the area because of the type of tenants it attracts. And this will adversely impact the Ledo Plaza and the neighborhood.

I would also like to turn over to you the hundreds of letters and petitions that we've gotten signatures on that represent 346 homeowners in our immediate neighborhood. Many of our neighbors were unable to be here today because of work schedules or the elderly unable to endure a meeting that's this long. They hope that by signing these letters and petitions that their voices will be heard.

We understand that the – developer is looking –, sorry, I'm nervous –

MAYOR GOODMAN

Don't be nervous.

IRENE HOUGHLAND

– at a large investment. However, the investment of the collective homeowners in this area is much greater. Many of the homeowners in this area purchased their properties for retirement.

While walking the neighborhood, we met a couple who had a lovely home in Jade Park and were very concerned about this project and what it would bring into our neighborhood. The homeowner informed me he was about to retire and he had, just about to make his last payment on his home. Now he wondered if he had to sell or what he was going to do. My heart felt really heavy for them.

While walking another day I came upon a lady who told me I was wasting my time and that the people would never win this fight. I told her I hoped she was wrong and that we the people would count.

During the Planning Commission of 9/20, the developer stated that we had met with the neighbor, he had met with the neighborhood groups NARA and the Northwest Network of Neighborhoods, and had favorable support from these groups. This was upsetting to the residents of the neighborhoods, as we were not notified of these meetings and therefore had not representatives at these meetings. I've since spoken with Charles Benion of NORA and Louise Ruskamp from Northwest Neighborhoods, and they both informed me that they would be writing the Council in support of the neighborhood.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 16

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

Finally, I would like to say that my husband and I have never been involved with anything like this before. We have lived in our home 12 years, working and raising a family. We know our neigh, we knew our neighbors across the street and next door. During this process we have met many of our neighbors and formed a lot of new, pardon me, new friendships. We have worked hard to save the integrity of our neighborhood and to maintain the quality of life that we're used to, and in doing so I've gained a strong sense of community, and for that we're very grateful. Thank you.

MAYOR GOODMAN

Thank you. And there's no reason for anybody to be nervous when they are up there. We appreciate, you know, that you're not public speakers necessarily. But don't be nervous.

JIM ENSLEY

My name is Jim Ensley and I, my address is 4217 Jory Trail. I live in the fourth house off of Torrey Pines and my backyard faces the opposed site, the proposed site.

For my part, I wish to show the project does not agree with the General Plan, is not compatible with our neighborhood. I have a copy of the future land use map for the General Plan, which is right here. In addition to that, I have enlarged it to the subject property.

As indicated in the General Plan, under, this area is intended for Service Commercial use. Service Commercial calls for low-to-medium intensity to retail service, such as shopping centers, offices, and other uses that are primarily served the local area people. This may include individual or grouped office centers, not high-density use hotels. The general plan provides for other sites that are better suited for a more intense commercial character that is proposed by this hotel. This three-story hotel should be located away from our low-density R-E zone, single-story home sites. I've lived in my home for 14 years now. My neighbor was there when I moved in. Our homes are single-story homes on half-acre lots, some which have horses and other feed animals. We take pride in our homes. We continue to invest in our property by adding and/or remodeling our homes and improving our landscaping.

Over 300 signatures of my neighbors have been submitted opposing this project, nearly all of which are in the area, the notification area. Having said that, we want the, these signatures were obtained by going door to door and reflect the will of the community.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 17

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

Having said that, we want the commission to know that we are not against development. We just want to be compatible to our community. As a matter of fact, I stood here and supported the development on this very site about four years ago. Thank you for your time.

MAYOR GOODMAN

Thank you. Next please.

FRED HOUGHLAND

Good evening. My name is Fred Houghland. I live at 4333 North Torrey Pines. I've lived there twelve and a half years, been a resident of Las Vegas for 37 years.

The developer's made much of his intent to utilize this IDL System. Should be noted, this system is only used when the clientele that a hotel expects to attract is that clientele that Metro would be very concerned with. Notably, Mandalay Resorts, MGM, Mirage, Harrah's Entertainment, and Park Place Entertainment do not utilize such a system.

You've heard my neighbors say that this project will increase crime and traffic and be incompatible with our rural estate neighborhood. In fact, the NRS 278.0177 and 278.261, known as the Rural – Preservation Neighborhood Law, directly applies to our neighborhood. There are more than 10 residential units in the area. The outer boundary of each residential lot is not more than 330 feet from the outer boundary of any other lot used for residential purposes. There's one residential dwelling unit per half acre. The subject neighborhood is zoned for horses to be kept non-commercially. The neighborhood is more than 330 feet from an existing street or highway that is not more than 99 feet wide, namely Rancho Drive.

The law mandates that the governing body, in this case, the City Council, ensure that the average residential density for that portion of the zoning request located within 330 feet of a rural preservation neighborhood not exceed three residential dwelling units per acre. The proposed residential hotel would be 50 units per acre.

At the Planning Commission on 9/20 there seemed to be some confusion as to whether the law applied to our neighborhood, because the property in question was zoned C-2 prior to the homes being built. We do not agree with that interpretation of the law. Additionally, there is a one-acre parcel of the subject property that is still zoned R-E, and that is that portion right there. At the Planning Commission they approved the C-2 zoning on this. Of course, the final decision is this Council's.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 18

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

In January of '94, the property owner was given a Resolution of Intent to C-2 on this one acre of property for the building of a mini-storage facility. The neighborhood supported the building of – this facility. However, the, and the rezoning under the Resolution of Intent was to expire within 12 months if no extension was filed for consideration and approval by the City Council. No such extension was requested, therefore, this property is still zoned R-E and backs up to the Bay Sky Ranch Estates, which is certainly covered by the Rural Preservation Neighborhood Law.

The developers not, have not attempted to meet with the neighborhood as a group since September 13th. They have telephone numbers for 10 to 15 of us. They have three numbers for my wife, Irene, who spoke just a few minutes ago. They have two numbers for me.

Whether they have, now they've reduced down to some three-story, some two-story buildings. That is still too intense for this neighborhood, for this Rural Preservation Neighborhood. All two-story buildings would be too intense. In the various neighborhood meetings that we have had, and we have had a number of them at my home for this project, we've discussed how we could accept a three hundred and ninety-six-unit residential hotel. That would be if they were all one-story buildings, only a crash gate on North Torrey Pines, which is still a question mark in my mind, because NDOT said no crash gate. It must have an entrance, and that they were proposing to put a median down Torrey Pines, which would be disastrous, so that traffic could only go north on Torrey Pines out of the subject property.

If they increase the landscaping buffer on the entire west and south property lines to 24 feet, and provided then the box trees on 20 feet on center staggered, that would be helpful. Should have no wash lights on the buildings, except for the Rancho frontage.

On site parking for the employees, right now I don't know where the employees would park. And only a four-cubic foot refrigerator, no kitchens.

This proposed residential hotel is not compatible with our neighborhood, is not compatible to State Statutes, is not within the general plan for the Northwest area. Therefore, we respectfully request that this Special Use Permit and this companion Site Development Review Plan be denied. Thank you.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 19

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

MAYOR GOODMAN

Thank you. Okay. We're getting into the area of a little repetition here. So, if you be kind enough to please incorporate by reference your colleagues' responses, but try to make it within two minutes, please.

SHARON RHIZOR

My name is Sharon Rhizor, and I live at 4109 Jory Trail. I'm representing the Tobler Elementary School community. It would be the (inaudible) elementary school for a project like this. I am a parent. I happen to be a Special Education Teacher at that school, but I'm also a parent and a resident in the, our neighborhood.

The Tobler community has asked me to communicate to you their concerns for the safety and the well being of the children and their school, specifically. I know that the gentleman's statistics about the crime actually supported their concern that if crime is already present, then just adding more crime will make it that much more intense.

The traffic concern was their concern for the school, because anyone who's been near an elementary school at coming and going time knows how much traffic there is. The traffic, as far as it impacts school is, is that people have a tendency to cut through and that is a concern that the children who are walking or biking to school or just out recreationally riding might be in danger. Additionally, there's a bus route pick-up on Alexander, which is about, a quarter mile from the proposed residence, and the impact there would be again, the issues of traffic and safety of the children waiting for the morning bus route, waiting to be picked up at, for Leavitt School, which is presently housed at Molasky.

Also, the quality of life would directly impact our children at this school. Although, as a Special Educator, I have a real soft spot in my heart for all children, I'm here to advocate for my own children who go to that school and the neighborhood children. My understanding that projects of this type bring children into the community, which would be a normal thing. The concern for our children at Tobler is, is that some of the communities, some of the schools that service these communities have about five children at least per week coming and going, enrolling and unrolling. And one statistic I was given from one feeder school is that there're only five children that the clerk could remember from similar residence. They had stayed longer than a month. Additionally, researches recently show that Emerald Suites themselves have said that about 100 children typically reside at their residence per – month.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 20

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

And I guess my last – only comment/question is, those of you who have children, would you want your children exposed to this? Thank you. And excuse me. I have one more thing. I'm sorry, I forgot. But these are signatures from the Tobler community. There are 116 of them. Thank you.

MAYOR GOODMAN

Thank you.

ERNIE MORALES

My name is Ernie Morales. I live at 4225 Jory Trail. At the last meeting Mr. Hall, the representative from that, this – (inaudible) he stated that the only reason that we didn't show up is because he had met all of our concerns, which it wasn't so. He did try to attend, he did try to talk to us, but because of my schedule and my wife's work schedule is too busy. I did tell him that if I wanted, if you want to talk to us he would have to talk to a group of people, not just me individually.

And one of the concerns I had was the, that I stated to him was the wall height and also that, the elevation from each property. That I'm – in about three quarter of an acre and I do have pet goats on my yard. He did stated that if this project goes through, that he could give me all the clippings from – the landscape for my goats and, which I told him I want to keep my privacy and unless I ask for it, I didn't really mind.

Also, he did state, I did state about the block wall, that it was too short and the elevation was going to bring the other building higher than – my house. He – said well if it goes through maybe I can hire you to do, to increase the wall to whatever height you need. And I'm a contractor, I know the codes and as far as what you can do or not, as far as wall heights.

I –want to make sure, I want to make clear that I'm opposed to this project, and not only would it invade my priva, my privacy, that it would also create more traffic to our neighborhood and it would also create even more crime for our children. My daughter picks up the bus on Jory Trail and I'm very, very concerned that, for her safety and from her walk, from, you know, from herself walking home. And I don't know what kind of people. I feel that this – building right behind my house, it would violate my privacy. Not only that, it would also – I just forgot. That is it.

COUNCILMAN MACK

Mr. Morales? I'm right here.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 21

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

ERNIE MORALES

Yes.

COUNCILMAN MACK

Are you the third house in on Jory Trail?

ERNIE MORALES

Yes, I am.

COUNCILMAN MACK

Okay. So you're the proud new papa.

ERNIE MORALES

I'm – yeah.

COUNCILMAN MACK

So, okay. I – came by your house.

ERNIE MORALES

Yeah. That time I didn't – attend the meeting. My wife was pregnant, and she was about to give labor about the time –

COUNCILMAN MACK

Yeah. Well, you just had the baby when I came by your house so –

ERNIE MORALES

Yeah.

COUNCILMAN MACK

Okay. I know exactly where you live. Thank you.

ERNIE MORALES

Yeah. Thank you.

MAYOR GOODMAN

And thank you. Next please.

MICHAEL GORSLINE

Mr. Mayor, Council members, my name is Michael Gorsline. I live at 4216 Jory Trail. I live directly across the street from Mr. Morales and Mr. Ensign.

As much as the developers and counsel object to our comparison of their project to Budget Suites, I also object to them comparing the proposed project to the project that has been established on Las Vegas Boulevard South. There is no comparison.

My neighbors have also rebutted many of their proposals, and I would like to add one thing. At the September meeting at the Rainbow Library, where we met the developers, counsel for the developers adamantly stated to me and to a couple of my neighbors, that the parcel of the property in question that was zoned R-E was already rezoned C-2, and that is not factual. Therefore, overall, I doubt the, I doubt the integrity of counsel for this matter.

I also submit, Mr. Vitto, I recently bought into there for my own retirement purposes. I lived for over 20 years behind South Boulder Strip and I saw what happened down there. Those properties have military contracts and they also have

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 22

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

an extreme rate of narcotics violations and prostitution that's developing in that area.

In addition, I'm a high school teacher and my students are following this case. They want to see that if the residents' freedom of speech is effective and that if representative government will act responsibly. Thank you for your time.

DEBRA COUCHE

I'm Debra Couche, 6309 Jennifer Court. I live within the notification area. I'm within approximately about 400 yards or less of the border of this development.

I have two comments. One comment is, I stand in support of all that you've heard, coming from my neighbors and their excellent presentations. My other comment is some excerpts from an open letter that I wrote, but never sent to Mr. Vitto.

When I reviewed your public, our public records it was apparent that similar properties surround your property. This is his home. That gives your neighborhood its desirable characters. The communities near 4339 North Rancho Road, the subject property, may not have exactly the qualities that you have, but we would like to retain the current character of our neighborhood. If you are retaining the property and leasing the use of the property to developer, then your urgent voice, which we heard at the Commissioner's meeting, I need to sell the property, is a false voice.

Your intent apparent, apparently is to make your property income generating at your neighbors' expense. Is this property preserving your retirement or your standard of living? Please consider selling your current property and moving into the adjoin, into an, in and joining one-half acre with a single-story home to the proposed hotel. We were assured the landscaping and other concessions the developer would make will ensure that our community will not lose any of its attractiveness. You could lower your cost of living, be close to your investment, and protect your investment, and still live in a, quote, attractive rural estate community.

I ask Mr. Vitto, if he is, is to sell his property at Red Coach and abut his investment and see how he does, 'cause I do not believe he would want to live near a similar thing. And I feel that our quality of our neighborhood is excellent and we do not have a neighborhood community organization, 'cause we don't need one. We do it on our own will without having to have a formal association because we care.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 23

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

JIM CHILDRESS

Mayor Goodman –, Councilmen, I'm Jim Childress. I live at 4201 Jory Trail, over the back fence from this proposed property. I have horses in my backyard. I don't want someone bothering my horses. They bother my horses, they bother me and they're in trouble. Anyway, I just like to say that I have business property that I operate on Boulder Highway. I know these men, or have good intentions and they don't like me to compare their place to Budget Suites, but if time gets bad, they're going to turn it into a Budget Suites, and times aren't good. So, I think they're going to turn to a Budget Suite before it's over, 'cause as I see it, anyone that spends twenty six and a half million dollars on a piece of property's got to make a pay back sooner or later to a bank, and if you put a pen, paper and pen to this thing, you're going to find these people are going have to be somewhere around 72 to 78% occupancy to make a payment on that. And I'm not sure in these times they can make it.

And the other thing is, from my experience on Boulder Highway, we used to be pretty quiet down there. You could leave your, didn't have to fence your property. Now, I put up razor wire to keep these guys out of my property. It worked pretty good, except they still can come over the front fence where you can't put – a razor wire. But, these guys, when – Budget Suites comes in is when the problems, when the problem develop. And I don't know if it's coincidence or not, but that's what happened.

So, I'm lucky to reconsider that, making a payment on twenty-six and a half million dollars. Thank you.

MAYOR GOODMAN

Thank you.

ARTHUR THOM

My name is Arthur Thom. I live at 4001 Rhonda Drive in Big Sky Ranch Estates. I have to take issue with the property owner because in July of 1978 I moved into my property. He, when he bought his property 22 years ago, should have known that that property was fully developed, adjacent to his property.

He, I bought my property to raise my family, and one of the major reasons I bought it was because it had deed restrictions on it limiting me to the single family on my half acre. Now, it doesn't seem right that it would even be considered feasible or proper to allow somebody to come in and build a high-density property next to my subdivision that won't even permit me to build a mother-in-law quarter or to put a pool house in with full facilities. So, I'm against this project, and I wish you'd take that into consideration.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 24

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

MAYOR GOODMAN

Thank you, Sir.

LANAE WILSON

Hi, my name is Lanae Wilson. I live at 4241 Jory Trail. My house backs up to this proposed property or, and I'm representing my husband and my three children also. And I just wanted to thank my neighbors for all the research and time that they put into this, and I second all that they have said. And the – two-story building would be looking into my backyard where my children play, because we live on Torrey Pines also, and so, we've made a backyard for them.

Basically, I second all that they've said. I know you don't want any redundancy. And so, I thank you.

MAYOR GOODMAN

Thank you. That was very effective.

ED BLANDORI

Good evening. My name is Ed Blandori. I reside at 4233 Jory Trail and I have one of the four homes that abut the property of the proposed project. Mr. Mack has been kind enough to come out to our house and take a look at our property, and I thank you very much for that.

First of all, I'd like to say that the garbage located behind those four homes, adjacent to the project, were dumped by the people that they lease their business to on Rancho. And that's very, you can come out and easily substantiate that.

Other than that, I just want to thank my friends and neighbors for the time and effort in fighting this project. And I want to reiterate that I'm against the project and I hope you vote for us. I thank you very much.

MAYOR GOODMAN

Thank you.

MIKE MALONE

Mayor, Council. It's a pleasure to be here today. It's a long, long afternoon. I've been here since noon and I know you were here this morning.

I'm Mike Malone, 3660 Thom Boulevard, and I'm here to represent NARA. I will be or proposed to be the President Elect as of the first of the year. I am the past President of NARA, which as you know is the Northwest Area Residents Association. It's amazing how a group of people can get together and put out a presentation like these people have. I, I'm impressed.

NARA had a meeting last night, and the board, of which we represent 707 homes, unanimously voted to endorse what our neighbors to the west have proposed, and that is, of

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 25

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

course, the defeat of this project. With me is Mr. Paul Van Rudin, who is a current member of NARA.

MAYOR GOODMAN

Wasn't there a representation by somebody that NARA was in favor of this?

PAUL VAN RUDIN

Oh, I can explain that. My name is Paul Van Rudin. I live at 4804 Sunbright Avenue, Las Vegas, 89130, and I am a current board member for NARA.

A couple of months ago Mr. Hamrick, Mr. Hall and a Mr. Mona came and made a presentation to our board and invited us all to come and view their property at South Las Vegas Boulevard, which most of us have done. And I got to tell you that there's very little comparison in the – surrounding area at the Las Vegas Boulevard location to the one on Rancho. We subsequently adopted a somewhat neutral position to the property proposed because we were basically informed that most of the residents in the area had no opposition to the – development, and as such we would probably have no opposition as well.

Subsequent to that, we've met with the, some of the residents that were affected by it and some Metro Police Officers and basically they've all voiced a significant opposition to it as you see today. And I won't reiterate all of what they've said today, but a lot of good points have been made. And I think the – NARA position, as Mike had stated earlier, is that we currently do not support, we basically do support the neighborhood residents that would be adjacent to this affected property. And that is all I have. Thank you.

MAYOR GOODMAN

Okay. I appreciate that. Okay. Anybody else want to speak at the public hearing? All right, then we'll close the public hearing and give the applicant an opportunity to address some of the issues.

ASHLEY HALL

Yeah, real quickly, Your Honor, with us today is the Traffic Engineer that did the traffic study.

TED EGERTON

Good evening. Ted Egerton, Locksaw Engineering, 5828 West Spring Mountain Road. Our firm, Locksaw Engineering, we performed a Traffic Impact Analysis per the City of Las Vegas guidelines, per the Regional Transportation guidelines, and per the Nevada Department of Transportation guidelines.

This Traffic Study, we did submit to the City of Las Vegas and to the Nevada Department of Transportation. What I have in front of me is an acceptance letter of the Traffic

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 26

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

Study from both the City of Las Vegas and from the Nevada Department of Transportation.

What I'd like to first address on – this – traffic study, there we go, that, both those are approval letters. On the, in the Traffic Study, we originally had a driveway along Torrey Pines. The reason we originally had a driveway along Torrey Pines is, it is an 80-foot collector street. However, upon discussions with the developer, he elected to take that driveway out for public access.

The first point I'd like to make is that we did to a revised traffic study with one driveway along Rancho Drive. We met with the Nevada Department of Transportation to look at issues that we could relieve traffic impacts that this project would cause without a driveway on Torrey Pines. What we've – both met with both the City of Las Vegas and Nevada Department of Transportation is to construct a left-turn median opening. What that will do is actually relieve traffic at the intersection of Rancho and Craig. In addition, we are going to expand the existing left-turn storage bay that is adjacent to UMC. That will relieve the actual traffic impact at the intersection of – Rancho Drive and Alexander.

What I'd also like to address are several points that the citizens have brought up. First of all, in this summer, the Nevada Department of Transportation has a project scheduled to expand Rancho Drive from two lanes of travel in each direction to three lanes of travel. With that improvement, you'll see a capacity in levels of service being experienced out there actually go up.

Regarding driveways, an issue was brought up that the development to the north has five driveways. I'd, I hate to say, but since that development was constructed, and – today's standards with the Nevada Department of Transportation, both Craig Road and Rancho is controlled by the Nevada Department of Transportation. Their standards require one driveway every 350 feet. They'd only be allowed two driveways with today's standards. In addition, the shopping center does have a driveway on Torrey Pines. Of course, like I said, we are eliminating our driveway.

Another issue I'd like to bring up is, it was mentioned that a crash gate is not allowed by the Nevada Department of Transportation on Torrey Pines. That is untrue. Torrey Pines is actually a City of Las Vegas right-of-way, not a Nevada Department of Transportation right-of-way. A crash gate will, may be allowed on Torrey Pines.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 27

COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD AND JUDITH VITTO, ET AL

The other item is, like I was stating, the driveway issues, we would love to have more driveways. However, we're limited with the number of driveways, not by the City of Las Vegas, however, by the Nevada Department of Transportation. Our analysis have indicated, however, with one driveway and with the exclusive left-turn median opening, that will be allowed by the Nevada Department of Transportation, that driveway will operate with acceptables (sic) levels of service.

I'd like to bring up the last point. This property is currently zoned C-2. As was brought up by the citizens, a shopping center can be constructed on this site. Currently this project would be generating 3,533 daily trips. A shopping center on this site would actually be generating 3,926 daily trips. What that – equates to is an actual 10% decrease of daily trips than what a shopping center, which this project is, which this site is zoned for, would be generating. So, this is actually decreases traffic generated by this zoning. Thank you.

MAYOR GOODMAN

Thank you.

ASHLEY HALL

Just two comments very quickly, Your Honor and members of the Council. Reduced density, we've certainly indicated a willingness to reduce the density of the project, making three of the facilities two-story residences rather than three-story. That reduces it several percentage. The distance, height distance ratio, we meet the three to one ratio. We're required by the City in terms of distance and height. All of the interior lights for the facility will be turned into the project, not out of the project.

Relative to the, to Mr. Morales and the block wall, staff recommendation and City Planning Commission recommendation was for an eight-foot decorative block wall, and we certainly concur with that. I think the problem that Mr. Morales had is he's got a gate in that back wall that he accesses in and out, and we – just couldn't accommodate that, in terms of his situation. And never at any time did we represent to any of – people at NARA the neighbors were all in favor of it. That's just was not, is not a fact. It was not said. Certainly, I've always known that there's been people who have been opposed to the project.

In terms of the zoning issue and that, and I certainly leave that to staff. I think that was one of the major issues we addressed initially with the neighbors and the homeowners of the area, was that the first fire that went out from that group indicated there was a zoning question. It's not a zoning question. The zoning is already in place with a

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 28

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

Resolution of Intent, according to City staff. So, that's our – comments.

MAYOR GOODMAN

Thank you. Now, there was one person who had, who brought to our attention some kind of a sign that indicated that this was on a weekly basis. Was – that for this particular property? What did that sign relate to? Because –

UNIDENTIFIED FEMALE

It's still up (inaudible)

COUNCILMAN McDONALD

Daily/weekly?

ASHLEY HALL

Yeah. Only a comment, Your Honor, right quickly.

MAYOR GOODMAN

Yes. Because this would reflect that it is very much like a Budget Suites.

ASHLEY HALL

Where's that at?

UNIDENTIFIED FEMALE

That's the property they told us to go look at –

MAYOR GOODMAN

I see.

UNIDENTIFIED FEMALE

– on Las Vegas Boulevard.

MAYOR GOODMAN

Thank you. All right so, I don't know whether that was picked up on the mike. The young lady says that was the property that they were suggested to go and look at. Okay.

ASHLEY HALL

And this was (inaudible), Your Honor, there is no, there's only daily/weekly rates, there are no monthly rates at all, period.

DON HAMRICK

Good evening. Don Hamrick. I am the Managing General Partner for Emerald Suites, and if I could just respond to some of the items that were brought up by the neighbors. Some good items that they bring up, and also some of the items that you just mentioned, Mr. Mayor.

Our property is an extended stay property. We do have daily and weekly rates. We are not like a Budget Suites that they do monthly rates. That would be the distinguishing factor, one of several. Could we get clarification from staff what the zoning is on this property?

CHRIS GLORE, SUPERVISOR,
PLANNING & DEVELOPMENT
DEPARTMENT

Our, excuse me, our research indicates that the – vast majority of the property, 90% has been C-2 since it's been within the City. The rear corner parcel was rezoned to C-2 back in 1994 and our records show has had three

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 29

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

subsequent extensions of time. So our records indicate that in fact the entire property is legally a C-2 zoning within the City.

DON HAMRICK

And that's an important point we want to clarify. I think there've been some miscommunication and the neighbors have thought that we were misinforming them. That is certainly not the case. During this entire process, Mr. Hall, myself, Mr. Mona, have tried to be forthright and straightforward and lay everything out to the best of our knowledge with the neighbors.

There are only three homes abutting the property, not four as – might have been indicated before. One of them only partially, as you can see from the overhead.

In response to the concerns from the neighbors, the concerns from Mr. Mack's liaison, we have sat and spoken with them on a great many occasions. And that is why we have done the items that we've done. As you look at this overhead, three buildings are being offered to potentially be reduced, if that is in fact what the City Council desires, to eliminate any concerns regarding visibility. When someone takes a scissor lift and goes up 25 feet, there are in fact more than double what our second-story level would be. Our – roofs are at nine feet. Our second-story level would be at 10 feet. So, a six-foot person standing there would be at 16 feet, not at 25 feet, plus their height looking out onto those areas.

In addition, we intend to, as the picture shows, have 36-inch box trees staggered 20 feet on center, which would be every 10 feet, and that would in essence make that area in the corners where the residentials are like a forest. I don't even think that we'll be visible to them. Certainly, they will not be visible to guests at the property. I don't know why they would want to look in the yards, but in the event that they ever did, it would be difficult for them to do.

It was brought up as to who we were speaking with at Nellis and Stations. At Nellis, Joe Hart has been the representative for them. Stations, we have spoken with Blake Sartini, Bob Finch, Steve Arcana and Jan, John James, all general managers and – presidents of the property.

The crime numbers that were brought up, I, initially this was a big area of concern for the residents, and that was the reason that we took the time to generate the statistics, at, you know, the request from Mestro, Metro, these statistics, and the numbers don't lie. The property that is in question is

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 30

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

our current property on Las Vegas Boulevard. It is actually a larger property than this one is proposed to be. And this property has the potential to be aesthetically much more attractive than what we have on Las Vegas Boulevard.

The other points that were brought up regarding rates. Our daily rates are 59 and 79. \$79.00 is – comparable to the Marriott Suites at 89. We offer rates on a weekly basis, unlike potentially the Marriotts. That is our market. The fastest growing segment in the hotel industry today is the extended stay market. And it is there because there's a tremendous amount of demand for this type of product. And that is what we attempt to meet.

I'm a little put off by the latest attitude of some of the neighbors regarding schools and things of that nature. Our current location, Emerald Suites on Las Vegas Boulevard, we have five families with school children in them. The school bus picks them up and they go to school, and I don't think they're any better or worse than the neighbors. Their situation is such, we have one lady, Pam Claudio, whose husband is a – part of the military, and he is not there. Their home is being built in Silverado. They anticipate that being done around Christmas. They will move out and move into that home. Our property offers peoples in those types of situations a place to stay. And that's exactly what we're designed for.

COUNCILMAN MACK

Mr. Hamrick?

DON HAMRICK

Yes.

COUNCILMAN MACK

If I could.

DON HAMRICK

Please.

COUNCILMAN MACK

It was explained to me when I went out to visit you that situational that you do monthly agreements or you do extended two-week agreements?

DON HAMRICK

No, Sir. We – never do monthly agreements. We're weekly now. In the event somebody could stay four consecutive weeks, which would be 28 days. It's not like at the end of 28 days that – they're put out. I have a young lady that, as a matter of fact, Councilwoman McDonald's liaison paid us a visit earlier in the week, and it was very beneficial because she had some experience and had worked in extended stay property. Across the street from us, or a couple of housing developments, one of them Iron Horse, and one of our guest at this time, their daughter lives in Iron Horse. She is having

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 31

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

their baby, their first baby, their first grandchild next month. They – came into town from Michigan earlier this week. They're going to be with us through the new year to usher in their grandchild. And – those are the kinds of needs that we're able to meet. And – for them to stay in a traditional hotel property and pay \$89.00 a night or stay in their daughter's two-bedroom home, would be intrusive.

COUNCILMAN MACK

Thank you.

DON HAMRICK

Let's see what else. I – am glad that we were able to bring the neighbors together. They – did give a very good presentation, and I think really they're motivated more by fear than by understanding of the type of project that we build.

In – short, I, you know, I know that you're faced with a difficult decision. I would ask that, you know, you make the decision based on the facts. This property is zoned. It is a compatible use for the – property. There are no requests for variances of any type. The developers and operators have resolved every single concern brought to us by the neighbors via Councilman Mack and their liaisons, and we have attempted to resolve those issues. And staff, as well as Planning Commission, has recommended for approval. Thank you.

MAYOR GOODMAN

Thank you.

DON HAMRICK

If I can answer any other questions, I'd be happy to.

MAYOR GOODMAN

All right. Thank you everybody.

ASHLEY HALL

Thank you.

MAYOR GOODMAN

Councilman Mack?

COUNCILMAN MACK

Your Honor, I'd like to hear from my colleagues any comments you have first, and if you don't have any comments, I'd be happy to take that, take over.

MAYOR GOODMAN

Any comments? Councilman?

COUNCILMAN McDONALD

Just want a disclosure, Your Honor.

MAYOR GOODMAN

Okay.

COUNCILMAN McDONALD

My liaison, Doug Rankin, lives in the neighborhood. He's not in the notification area, but he does, these are some of his neighbors. But in talking to the City Attorney, I can still

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 32

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

vote on that because he's out of the notification area down the street.

MAYOR GOODMAN

Okay. Councilman Brown?

COUNCILMAN BROWN

Thank you, Your Honor. I'll – be brief. I just, I want to thank both the applicant and the neighborhood. I – had an opportunity to meet with, and the owners of the property. Very professional on all parts and that – always makes our job easier. And I do have relationships with both sides, but I – certainly can remain objective.

The issues that seem to have been addressed today and in – my briefings deal with the crime and the aesthetics and traffic and zoning. And, to a certain extent, those could all be mitigated. I guess, those could all be addressed through either more money or more buffering, more landscaping, different design work. That, and – especially with the crime statistics, I mean, the numbers are very open to interpretation. We don't know what context they're using. What kind of calls. So, I really don't base a perceived or real issue with – the crime. But, the one – thing, and this has bothered me from my initial meeting with Mr. Vitto. I told him basically the same thing that those are all things, issues that can be mitigated for the benefit of the applicant and for the benefit of the neighborhood.

The thing that concerned me the most was the introduction of this product and the intensity and the density that's being proposed. There's nothing, and – I was very honest with him up front, there was nothing in the area that had this component, that this, and I'm sure in our Title and our Ordinances there's – better definitions for the intensity of a project. But the three-story element, the number of units per acre, those are all things that we had not seen in the immediate area.

And that – is why I don't feel comfortable to this day with this product at this site under – these conditions, simply because the number of the units, the type of the unit, the scale of the project definitely changes the character of the immediate neighborhood. And I think in changing of that, the character of the neighborhood, that I feel is directly related to what a Special Use Permit is put in place. I think it goes against, when we – dramatically impact the character of this neighborhood, that is why the Special Use Permit is in place, to protect that character, to protect the integrity of our General Plan.

And – that, that's the issue that I really couldn't get comfortable with. There's, I'm not sure if it can be mitigated.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 33

COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD AND JUDITH VITTO, ET AL

I don't know, but as presented today and in meeting with all the – people I won't be supporting this project simply because I think the Special Use Permit is in place just to prevent the intensity and density and the changing of the character in the area. Thank you.

MAYOR GOODMAN

Thank you. Thank you. Councilman Mack?

COUNCILMAN MACK

You have any comments, Mayor?

MAYOR GOODMAN

My comments are that, it's a wonderful process listening to both sides, to be honest with you, even (inaudible) a long day here, to see a neighborhood come together without a neighborhood association in effect and make the kind of presentation that they did, and to have the developers and the potential developers express their position, and these are always tough calls.

I – think the Council really, if we have a philosophical bent, it's that of really trying to support the neighborhoods and the existing neighbors and that, you've seen that already today with the Stratosphere matter, where some very powerful forces make a presentation before us and the neighbors voice their objection, and it's a good system. That's the way it takes place, and I listened very carefully to what the neighbors had to say. And basically it's the old story. Perception sometimes becomes reality and they perceive this to be a project that their quality of life is going to be severely jeopardized as a result of the potential of crime and the invasion of privacy and the like.

And I'm – sure when they made their presentation to us they truly believed everything that they said. So, I – see both sides and I'm looking forward to hearing what the Councilman of the Ward suggests.

COUNCILMAN MACK

Thank you, Your Honor. If I –

ASHLEY HALL

One – comment – if I could right quickly, Your Honor.

MAYOR GOODMAN

Yes.

ASHLEY HALL

In terms of Councilman Brown and in terms of density. If we brought a Hampton Inn into that property, the density of the Hampton Inn would be one and a half times what the facility would be, the Emerald Inn that we propose. Maybe the question has to do with – all the landscaping or all the property that's available. I don't know, but certainly in looking at the various options, in terms of the kinds of the quality of the product that you brought into that kind of

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 34

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

neighborhood or into that property to meet the zoning and to try to be compatible, we felt that certainly a much more of a – courtyard process was much better than a – real dense hotel.

MAYOR GOODMAN

Well I can say this too, as long as I was asked for my two cents. One of the things that the Council appreciates is when the developer works with the neighborhood. And I – don't get the sense here that there was the kind of communication with the neighborhood as a whole that may have been able to convince them that their perception may be wrong. That's – just my – impression. I think that maybe individuals were contacted, but as a group I don't believe there was the communication that would be necessary to bring consensus from them.

ATTORNEY STEPHEN STEIN

There were several meetings held, and – definitely an opportunity to sit with the neighbors. We went to homes as well, scheduled meetings, met with NARA at Councilman Mack's suggestion. He said that they were the most powerful and appreciative group out there. We sat with them. At one time, as you see in your packages, there were supports, support letters from them; however, as a result of the momentum that the neighbors directly around the project developed, they acquiesced and said, well we will not verbally support this. And I – can appreciate that. They're going to work with those people going forward. We want to be good neighbors as well. We're not trying to ram a project down their throats. But again, it's – viable, it – meets all of the requirements and there have been many, many opportunities for the neighbors to make their voice heard.

MAYOR GOODMAN

All right. Thank you. Councilman, did you have something you wanted to say?

COUNCILMAN REESE

No.

MAYOR GOODMAN

Okay. Councilman Mack?

COUNCILMAN MACK

Mayor, I'd like you to give a quick interpretation of what I'm going to state. This application is eating my kishkas out.

MAYOR GOODMAN

The, translating for the Councilman. He says this application is causing him great stomach aches.

COUNCILMAN MACK

I just want to state, I've worked with this applicant. You guys have been true gentlemen. We, everything we've asked in – regard to design, to landscape, you've come forward. Mr. Hall, Mr. Hamrick, Mr. Stein, Mr. Mona, we had Mr. Callister, Mr. Vitto. I appreciate all your efforts. I have spent more time on this project, I think, than any application, and as you

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 35

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

can see from my agenda, I have 13 to 15 applications on a average Council day. This application stood out and I wanted to make sure I made the right decision to make a recommendation to our Board, because I'm only one vote on this Board.

I spent several nights out in the neighborhood. I spoke to a lot of neighbors. I went into the Old Jade Park, where the mobile home estates, and I heard that there were some comments out there thrown around that these were trailer parks. I take exception, if they were comments to that, because I happen to live in a condominium by choice. And there's people in my condominium complex, I'm sure, that do things that are not of legal nature and there's all elements, there's people in Spanish Trail (sic) or Red Rock, or wherever it may be, Summerlin that do things like that. So, I don't think we should characterize anyone, and even in Emerald Suites, per se, that might do illegal activity.

But I think what it comes down to, and I tried to work with the neighborhood. And I think when I first came and talked to you guys and we spoke about your application, I said, go meet with the neighborhood. And I think anyone that knows me on this Board says, that knows how I deal with any application I have that, neighborhood input. And it was reported back to me that you met with the neighborhood, you met with NARA, and you met with some adjacent neighbors, and you felt a comfort level. Well, as it was reported to me and I started getting flooded with e-mails, I can just tell you that this is all the e-mails that are against this project.

And also, I want to submit, I have a few more that just landed, another handful this week. Roni? And I haven't – had a lot of support for the project. And it really, I think why I'm eating my kishkas out, I say, is because I'm the – one guy up here that this morning when the Chelsea Group or the furniture mart went forward, here we got guys that are ready – to spend \$26 million in my Ward or in the City of Las Vegas. You start talking about all the revenue streams that flow off that, and the building permits being down. I have a hard time with that.

But on, but I think more important, if I don't have the support of my neighbors and the community that lives around it, I would hate to see this \$26 million project go down without a chance. And you –, as the property owner or as the operator of this business, I think, you'd want the support of the community, because you'd want these folks out here to put up their mother-in-law or cousins, if they're in town, and support this project. But what I hear today, I hear that there

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 7, 2001**

Page 36

**COMBINED VERBATIM TRANSCRIPT: ITEM 159 – U-0116-01 AND ITEM 160 – Z-0137-94(4) – RONALD
AND JUDITH VITTO, ET AL**

is more than a lack of support. And so, with that, I think it does not fulfill a few things. I think in Title 19A we talk about Title 19-A08020 to ensure that the new development will not negatively impact the use of the enjoyment of the adjacent neighboring – properties. I also believe that on a Special Use Permit, that we need to make, assure that the proposed use will be somewhat harmonious with the neighborhood around it.

I went to the mobile home estates, I went to the Jory Trails, I saw some beautiful homes, I went into a home on Torrey Pines, and so with that, and with a lot of heartburn, Your Honor, I **move to deny Item 159.**

MAYOR GOODMAN

All right. Vote on the motion, please. Post, please. Motion carries. **(Motion carried unanimously)**

As to 160? Councilman?

COUNCILMAN MACK

Yes, I'm still with you. I haven't lost it totally yet. Your Honor, I **move for denial of Item 160.**

MAYOR GOODMAN

All right. Vote on the motion, please. Post, please. Motion carries. **(Motion carried unanimously)**

MAYOR GOODMAN

All right. Item 161.

ASHLEY HALL

Thank you, Your Honor.

(END OF DISCUSSION)

/ac; gpb

City of Las Vegas

Agenda Item No. 160

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 7, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO U-0116-01 - PUBLIC HEARING - Z-0137-94(4) - RONALD AND JUDITH VITTO, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 396-UNIT RESIDENCE HOTEL at 4339 North Rancho Road (APN: 138-02-701-009), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack). The Planning Commission (3-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****224****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (3-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Photograph submitted by Tammy Cortez along with her written comments
5. Submitted at meeting: Written comments and chart for Disturbance Calls submitted by Flo Limandri
6. Submitted at meeting: Photographs submitted by Frances Denison along with her written comments
7. Submitted at meeting: An enlarged notification map of the subject property submitted by Karen Hansen
8. Submitted at meeting: Letter from Angelo Lardas, Lido Development Corporation, a petition with 346 signatures in opposition, were submitted by Irene Houghland along with her written comments
9. Submitted at meeting: Written comments submitted by Jim Ensley
10. Submitted at meeting: Written comments submitted by Fred Houghland
11. Submitted at meeting: Petition in opposition submitted by Sharon Rhizor
12. Submitted at meeting: E-mails received by Councilman Mack
13. Submitted after meeting: Two letters opposing the project

City of Las Vegas

Agenda Item No. 160

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 160 – Z-0137-94(4)

MOTION:

MACK – DENIED – UNANIMOUS

MAYOR GOODMAN declared the Public Hearing open.

NOTE: COUNCILMAN MACK disclosed that his brother has a Super Pawn within the limits of the notification area. However, he feels comfortable voting on this item.

NOTE: MAYOR GOODMAN disclosed that ATTORNEY STEPHEN STEIN at one time was his law partner and they no longer have any business dealings together at this time. Therefore, he feels it would not affect his ability to vote on this item.

NOTE: COUNCILMAN McDONALD disclosed that his liaison DOUG RANKIN, resides outside the notification area. However, the City Attorney's office advised him that he could vote on the item.

MINUTES:

APPEARANCES:

BRYAN SCOTT, Deputy City Attorney
STEPHEN STEIN, Attorney, 520 South Fourth Street
RON VITTO, 9830 Red Coach Avenue
ASHLEY HALL, 550 East Charleston Boulevard, Suite H
RUTH ANN BENOIST, 6444 Hartman Street
TAMMY CORTEZ, 6404 Southfire Street
FLO LIMANDRI, 4025 North Torrey Pines Drive
JOHN WILLIAMS, 4041 North Torrey Pines Drive
FRANCES DENISON, 4008 Rhonda Drive
KAREN HANSEN, 4009 Rhonda Drive
IRENE HOUGHLAND, 4333 North Torrey Pines Drive
JIM ENSLEY, 4217 Jory Trail
FRED HOUGHLAND, 4333 North Torrey Pines Drive
SHARON RHIZOR, 4109 Jory Trail
ERNIE MORALES, 4225 Jory Trail
MIKE GORSLINE, 4216 Jory Trail
DEBRA COUCHE, 6309 Jennifer Court
JIM CHILDRESS, 4201 Jory Trail
ARTHUR THOM, 4001 Rhonda Drive

*City of Las Vegas***Agenda Item No. 160**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 160 – Z-0137-94(4)

MINUTES – Continued:**APPEARANCES – Continued:**

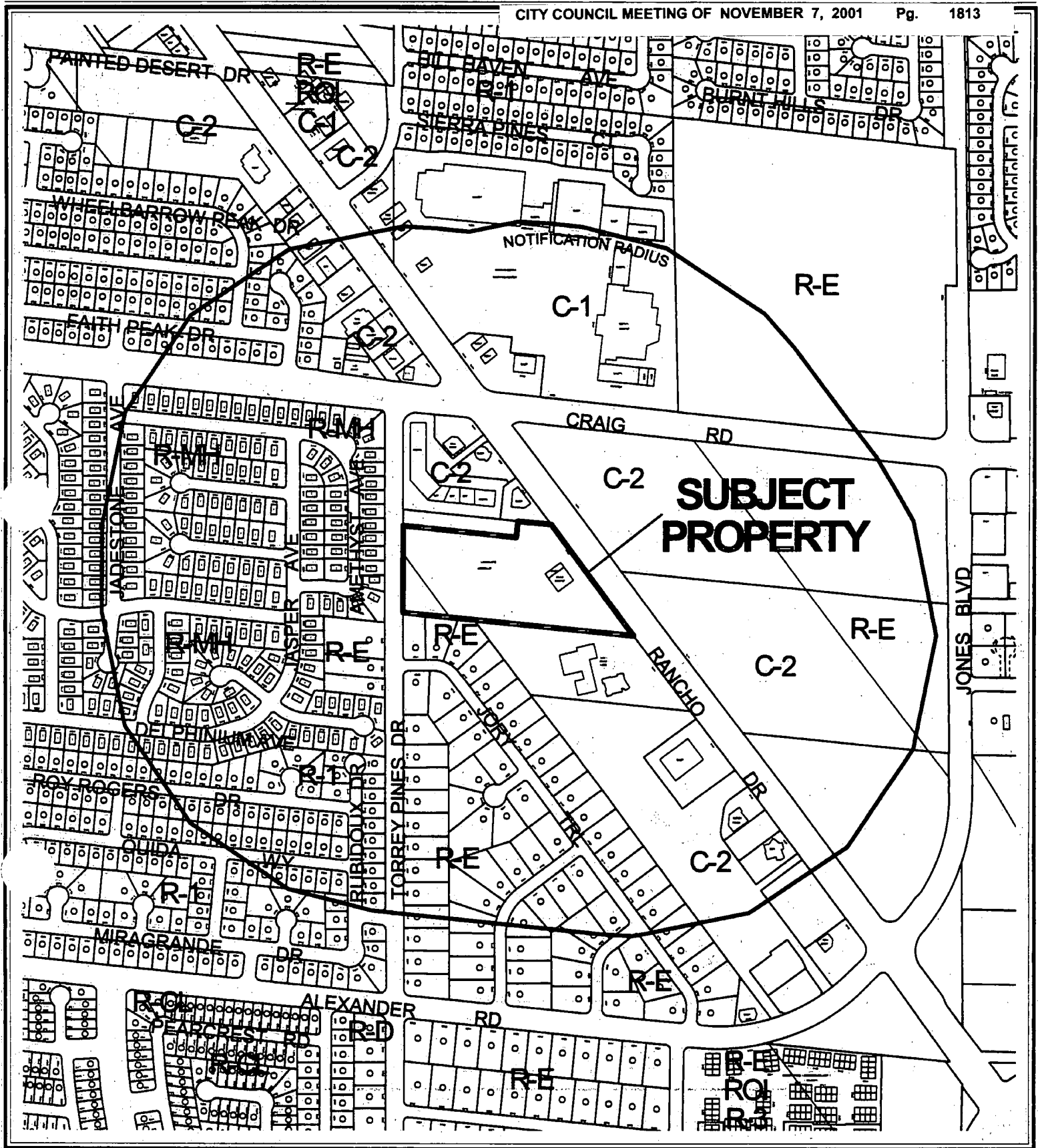
LANAE WILSON, 4241 Jory Trail
ED BLANDORI, 4233 Jory Trail
MIKE MALONE, 3660 Thom Boulevard
PAUL VAN RUDIN, 4804 Sunbright Avenue
TED EGERTON, Locksaw Engineering, 5828 West Spring Mountain Road
DON HAMRICK, Managing and General Partners for Emerald Suites

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: A Combined Verbatim Transcript for Item 159 [U-0116-01] and Item 160 [Z-0137-94(4)] is made a part of the final minutes.

(5:07 – 6:38)

6-2060/7-1



CASE: Z-0137-94(4)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) AND R-E (RESIDENCE ESTATES)

UNDER RESOLUTION OF INTENT TO: C-2 (GENERAL COMMERCIAL)

0 500 1000 Feet

160



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 7, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0137-94(4) - Ronald and Judith Vitto, et al**

**** CONDITIONS ****

The Planning Commission (3-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Submit a revised site plan for staff review that reduces the building in the southwest corner of the site to two stories, in order to comply with residential adjacency standards.
3. Submit a revised site plan depicting a crash-gate only, onto Torrey Pines Drive in a manner acceptable to Public Works.
4. Submit a revised site plan for staff review that depicts an eight foot tall decorative block wall around the perimeter of the site, with the exception of along Rancho Drive, which shall be an eight-foot tall wrought iron fence.
5. Submit a revised landscape plan that depicts eight foot wide planters on the north and south property lines and depicts 36-inch box trees 20 feet on center in the southwest corner of the site adjacent to the existing residential properties. All other trees shall be minimum 24-inch box trees and all shrubs shall be minimum 5-gallon.
6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
9. All development shall be in conformance with the submitted site plan, landscape plans, and building elevations, except as amended by conditions.
10. Landscaping and a permanent underground sprinkler system shall be installed prior to occupancy and shall be permanently maintained in a satisfactory manner.
11. This approval is based on the site plan as depicted on September 20, 2001.

Z-0137-94(4) - Page Two
November 7, 2001 City Council Meeting

Public Works

12. 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 lot 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 #222a. Also, the proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.
13. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-137-94 and all other subsequent site-related actions.

Z-0137-94(4) - Page One
November 7, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This Request is for a Site Development Plan Review for a proposed 396-unit residence hotel at 4339 North Rancho Road.

BACKGROUND DATA

- 12/21/94 The City Council approved a Rezoning (Z-0137-94) from C-2 (General Commercial) and R-E (Residence Estates) to C-2 (General Commercial) for a retail center and mini-storage facility.
- 09/20/01 The Planning Commission voted to recommend approval of a related Special Use Permit (U-0116-01) for a residence hotel on the subject site.

DETAILS OF APPLICATION REQUEST

Site Area:	7.86	Acres
Number of Residential Buildings:	11	
Number of Units:	396	
One-Bedroom:	228	
Two-Bedroom:	168	
Density:	50.38	Units Per Acre
Building Height:	36	Feet (3-Story)
Parking Required:	396	Spaces ^{/1/}
Parking Provided:	405	Spaces

/1/ Per Title 19A.10.010 Parking Requirements for Multi-family and Condominium Developments

Access to this site is proposed to be one driveway each from Rancho Drive and Torrey Pines Drive. Buildings are proposed throughout the site with the resident parking around the site perimeter. Landscape planters are shown along property lines, with six-foot wide planter proposed along the north and south. There is a twenty foot wide planter proposed along Rancho Drive and a 15-foot wide planter along Torrey Pines Drive. The elevations depict stucco exteriors with flat metal roofs.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	C-2 (General Commercial)	Retail Commercial
South:	R-E (Residence Estates)	Single Family Residential
	C-2 (General Commercial)	Medical

Z-0137-94(4) - Page Two
November 7, 2001 City Council Meeting

East: C-2 (General Commercial)
West: R-MH (Mobile Home Residence)

Undeveloped
Mobile Home Residential

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed building in the southwest corner of the site exceeds 15 feet in height adjacent to this boundary, and is therefore required to meet the Residential Adjacency Standards of Las Vegas Municipal Code Title 19A. The proposed building height is 36 feet, requiring a minimum setback of 108 feet or a 3:1 slope step down from the southern property boundary. The submitted site plan depicts a building set back approximately 60 feet from the south property boundary. Staff recommends a condition that requires the building in the southwest corner of the site be reduced to two stories in order to meet residential adjacency or that a Variance be approved to relieve the residential adjacency requirement.

SITE PLAN

Staff finds that the submitted site plan presents an orderly arrangement of buildings and parking areas. Torrey Pines Drive, although a proposed 80-foot wide right-of-way, functions primarily as a residential collector street on all properties to the south of this project. Staff finds that the proposed ingress/egress onto Torrey Pines Drive should not allow unrestricted turning movements into and out of this property. Staff recommends a condition that requires that a median be constructed in Torrey Pines Drive that would only allow right turns out of the property.

LANDSCAPE PLAN

The requirements of the Urban Design Guidelines as incorporated by reference into Title 19A.12 stipulate a landscape planter of at least 15 feet in width abutting public street frontage for a commercial or industrial site, and a landscape planter of at least 8 feet in width for buffering where a commercial site is abutting a single family residential zone. Title 19A.12.020 describes the intent of landscape, wall and buffer requirements including the following:

To ensure that new development will contribute to the overall attractiveness of the City;

To reduce unsightly views.

Staff finds the proposed landscape plan to be appropriate, with implementation of a recommended condition requiring that the planters along the north and south are increased to eight feet in width and that 36-inch box trees are placed 20 feet on center adjacent to the single-family development in the southwest corner of the site.

Z-0137-94(4) - Page Three
November 7, 2001 City Council Meeting

ELEVATIONS

Staff finds the submitted building elevations depict typical design and construction materials for buildings in the Las Vegas Valley and are appropriate for the subject location. However, staff recommends a condition that requires the proposed building in the southwest corner of the site to be reduced to two stories in order to comply with residential adjacency standards. In addition, staff recommends a condition that requires an eight foot high block wall around the perimeter of the site, with the exception of the Rancho Drive frontage, which should be wrought iron fencing.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

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

Staff finds the proposed building will be compatible with adjacent commercial uses to the north and south, and will be compatible with the adjacent residential uses if appropriate site design and buffering considerations are incorporated into the development.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed project will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the recommended conditions regarding conformance to the plans as submitted, a perimeter wall design, outdoor lighting, building height, project ingress/egress, and mechanical screening.

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

Staff finds that the proposed ingress/egress onto Torrey Pines Drive should not allow all turning movements into and out of this property, because Torrey Pines Drive, although a proposed 80-foot wide right-of-way, functions primarily as a residential collector street on all properties to the south of this project. Staff recommends a condition that requires that a median be constructed in Torrey Pines Drive that would only allow right turns out of the property.

Z-0137-94(4) - Page Four
November 7, 2001 City Council Meeting

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

Staff finds the proposed project will incorporate appropriate building and landscape materials as proposed, and with implementation of the recommended conditions presented regarding conformance to the plans as submitted, outdoor lighting and mechanical screening.

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."

Staff finds the building elevations and landscaping proposed will create an aesthetically appropriate development, with the incorporation of the recommended Conditions regarding increased planter widths and the reduction of building heights in the southwest corner of the site.

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

Staff finds the proposed building will be subject to the requirements of the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 351 by Planning Department

APPROVALS 0

[At the Planning Commission meeting, the Commission focused their discussion of this application and the related Special Use Permit on impacts to the surrounding neighborhood from traffic generated by the project. As a consequence of the discussion, the Planning Commission amended Condition No. 3 for this request to allow only emergency vehicle traffic between the site and Torrey Pines Drive. The Planning Commission voted to recommend approval of this request, finding that the proposed project will be compatible with adjacent commercial uses to the north and south, that the proposed project will incorporate appropriate building and landscape materials, and will be compatible with the adjacent residential uses if appropriate site design and buffering are incorporated into the development.]

PROTESTS 224

[At the Planning Commission meeting, 11 area property owners spoke in opposition to this request and to the related Special Use Permit request.]

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0137-94(4) APN: 138-02-701-009

Name of Property Owner: Ron Viro

Name of Applicant: Ron Vito

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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 xx No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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): _____

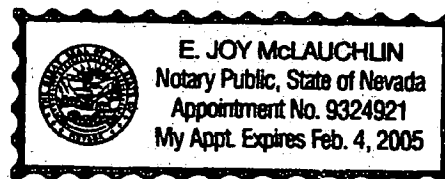
APN: _____

Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

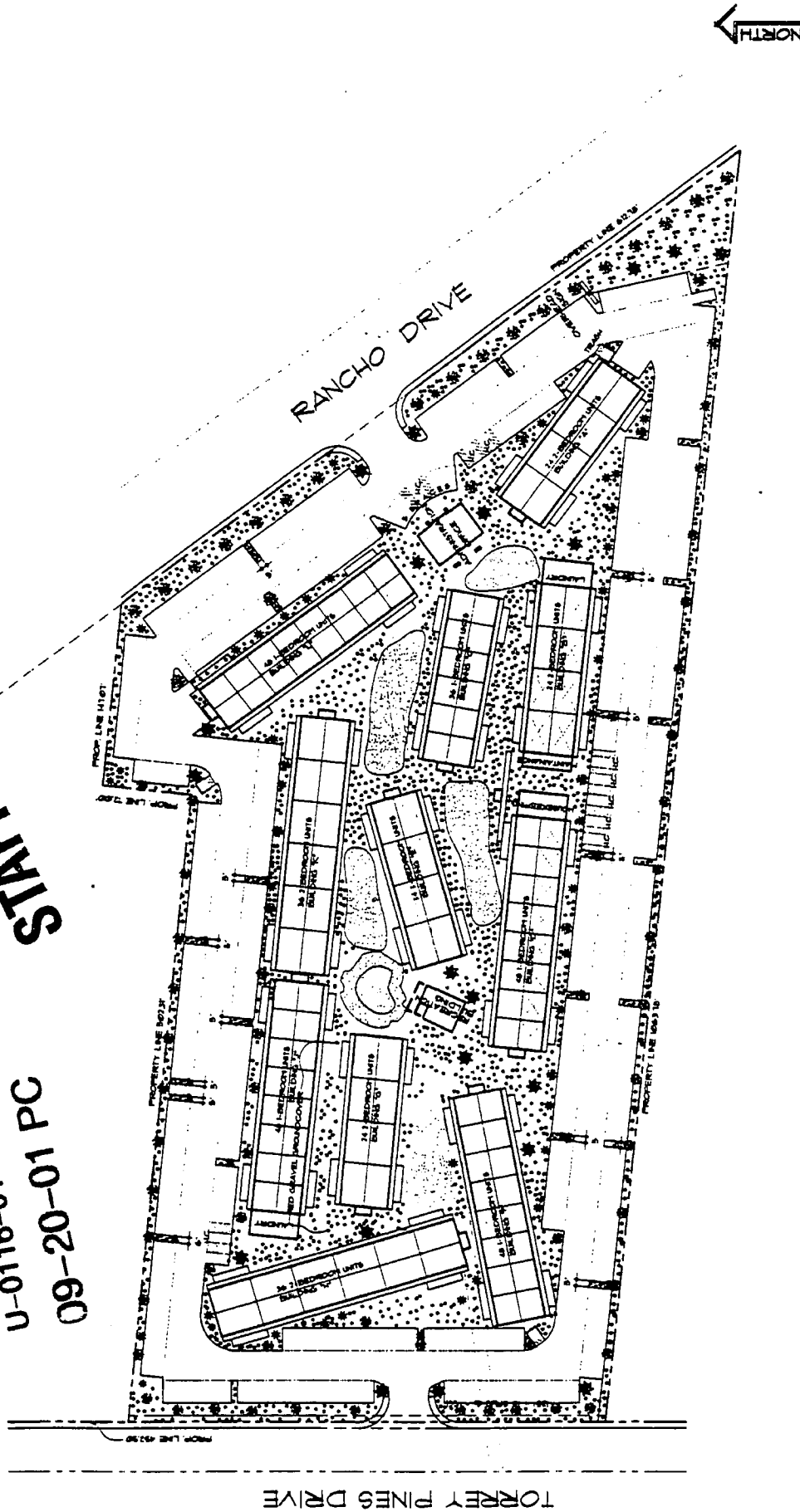
This 3rd day of July .20

Notary Public in and for said County and State



STAFF

Z-0137-94(4)
U-0116-01
09-20-01 PC



LANDSCAPE PLAN

1" = 40'

LANDSCAPE LEGEND

GRASS AREA

- 24" BOX ALLEPO PINE
- 15 GALLON MEXICAN FAN PALM
- 5 GALLON CENTURY PLANT
- 15 GALLON ITALIAN CYPRESS
- ASSORTED DROUGHT RESISTANT SHRUBS 1-5 GAL PIN

LANDSCAPE REQUIREMENTS

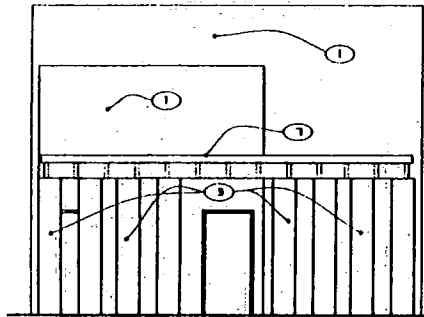
LOCATION	24" BOX ALLEPO PINE	15 GALLON MEXICAN FAN PALM	5 GALLON ITALIAN CYPRESS	5 GALLON CENTURY PLANT	ASSORTED SHRUBS
ALONG RANCHO ROAD	11	5	7	25	52
ALONG TORREY PINES DRIVE	1	4		20	54
IN PARKING AREAS	34	30	31	42	27

1-0137-94(4)

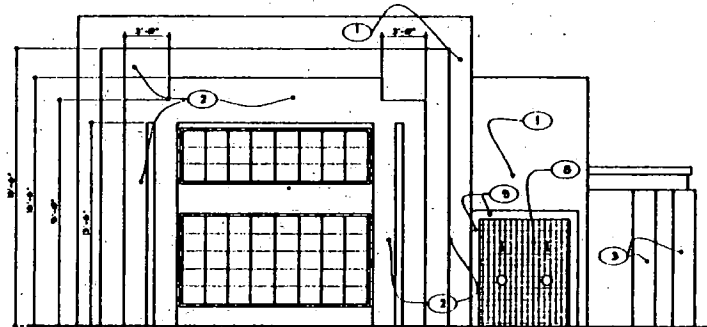
U-0116-01

09-20-01 PC

STAFF



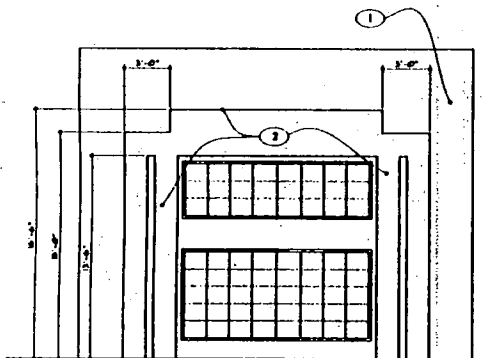
POOL BUILDING--NORTH ELEVATION



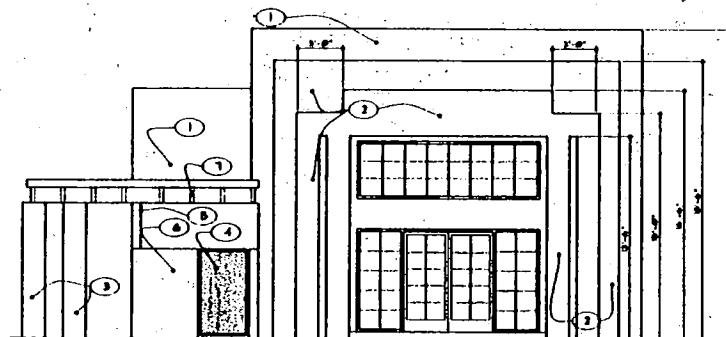
POOL BUILDING--EAST ELEVATION

ELEVATION NOTES

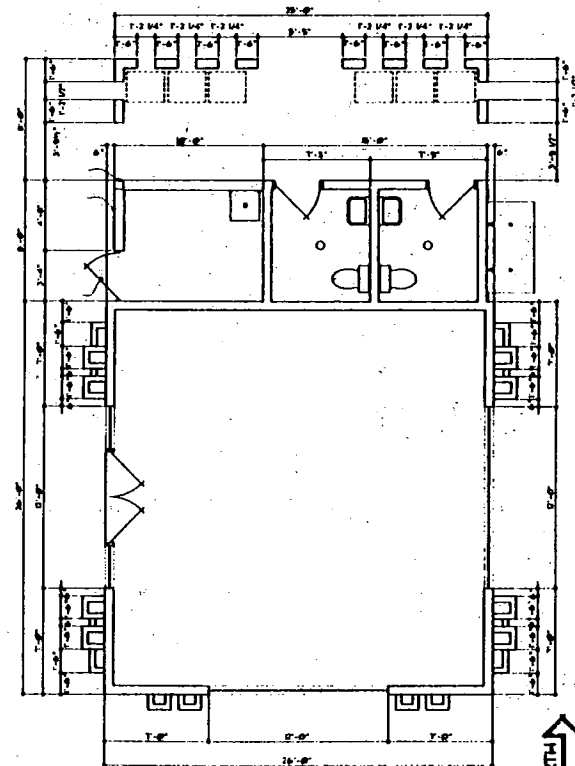
- 1 STUCCO FINISH--MATCH OTHER BUILDINGS
- 2 STUCCO FINISH ON WOOD FRAMED BOX OUT
- 3 STUCCO FINISH 2x6 FRAMED COLUMNS
- 4 DECORATIVE METAL GATE
- 5 STUCCO #WOOD POST
- 6 STUCCO #CONCRETE BLOCK WALL
- 7 DECORATIVE METAL LATTICE
- 8 EXTERIOR GRADE CERAMIC TILE OVER SCRATCH COAT AND BROWN COAT PORTLAND CEMENT PLASTER
- 9 STUCCO OVER 1/2" PT. PLANT ON TRIP



POOL BUILDING--SOUTH ELEVATION



POOL BUILDING--WEST ELEVATION



POOL BUILDING--FLOOR PLAN

9904-94-01 (701)

20101

WYOMING STREET

384

OPEN EXHIBITION SPACES 9901

EXHIBITION SPACES 9901

CITY COUNCIL MEETING OF NOVEMBER 7, 2001

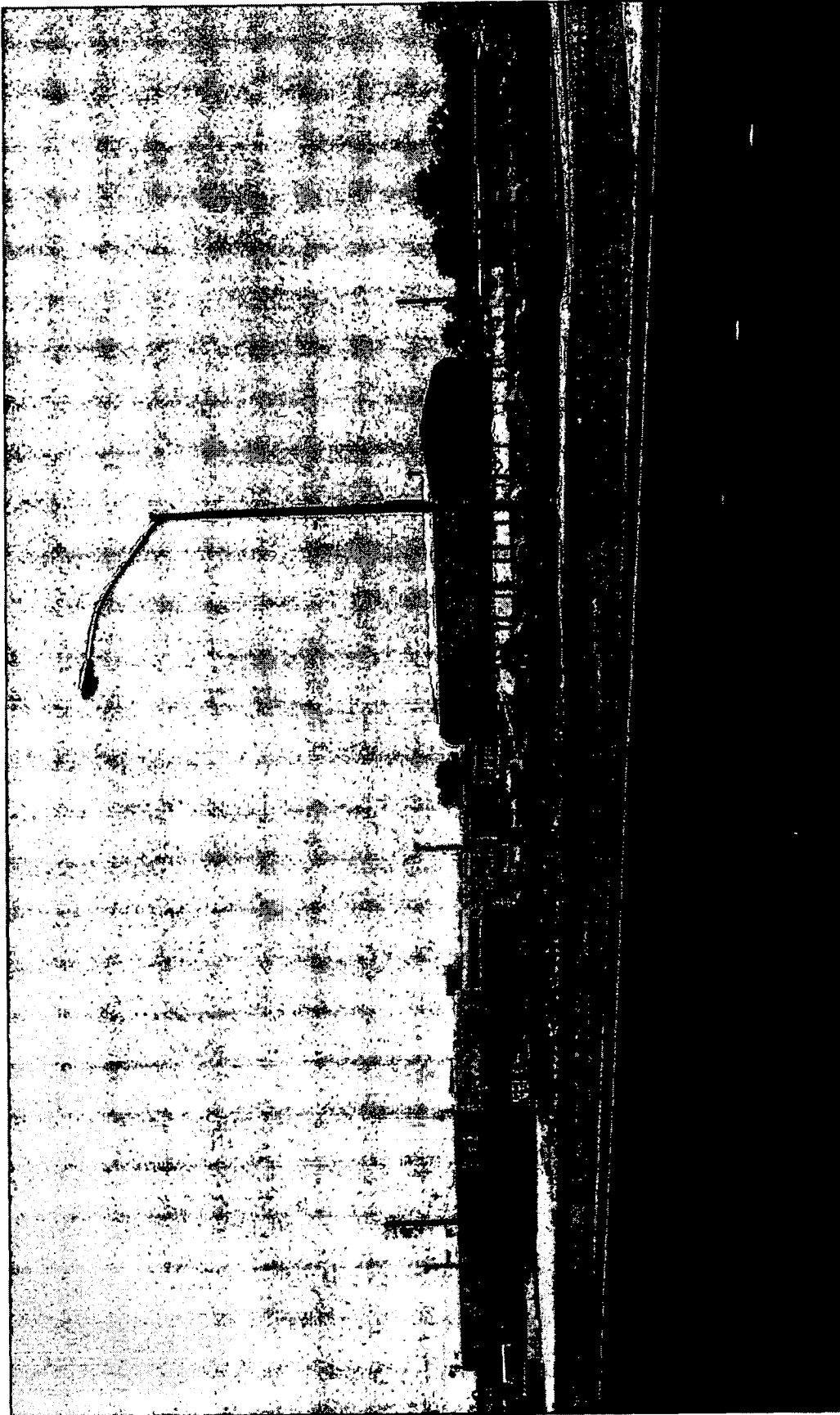
Pg.

1822

ATTORNEY GENERAL OFFICE

23 MAY 2001

7.



Z-0137-94(4) - RONALD AND JUDITH VITTO, ET AL
4339 NORTH RANCHO ROAD

City of Las Vegas

Agenda Item No. 161

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 7, 2001

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - Z-0061-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) of 3.65 Acres on the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue (APN: 125-35-601-001), PROPOSED USE: 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(6:38)

7-2082

*City of Las Vegas***Agenda Item No. 161**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 161 – Z-0061-01

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The overall residential density is limited to a maximum of 5.50 dwelling units per acre.
3. All development shall be subject to the development standards for the R-1 (Single Family Residential) zoning district as set forth in Section 19A.08 of the Las Vegas Zoning Code.
4. Conformance to all applicable conditions of approval for Special Use Permit application (U-0123-01).

Public Works

5. Construct half-street improvements on Hammer Lane and Fisher Avenue and construct all incomplete half-improvements on Torrey Pines Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way 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.

**Agenda Item No. 161**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 161 – Z-0061-01

CONDITIONS – Continued:

8. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.
9. 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 Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

10. 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 recordation of a Final Map for 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***Agenda Item No. 161**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 161 – Z-0061-01

CONDITIONS – Continued:

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 final map, whichever may occur first, if allowed by the City Engineer.

11. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 7, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0061-01 - Muri and Angeline Melwani Trust on behalf of RL Homes**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The overall residential density is limited to a maximum of 5.50 dwelling units per acre.
3. All development shall be subject to the development standards for the R-1 (Single Family Residential) zoning district as set forth in Section 19A.08 of the Las Vegas Zoning Code.
4. Conformance to all applicable conditions of approval for Special Use Permit application (U-0123-01).

Public Works

5. Construct half-street improvements on Hammer Lane and Fisher Avenue and construct all incomplete half-improvements on Torrey Pines Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way 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.
8. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.
9. 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 Final Map for this site, whichever may occur

Z-0061-01 - Page Two

November 7, 2001 City Council Meeting

first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

10. 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 recordation of a Final Map for 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 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 final map, whichever may occur first, if allowed by the City Engineer.
11. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Z-0061-01 - Page One
November 7, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-E (Residence Estates) to R-1 (Single Family Residential) on approximately 3.59 acres adjacent to the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue.

BACKGROUND DATA

- 05/20/64 This property was annexed (A-0003-64) into the City of Las Vegas as part of a larger request.
- 04/07/93 The City Council approved a Rezoning (Z-0008-93) from R-E (Residence Estates) to R-1 (Single Family Residential) on this site. The Rezoning subsequently expired on April 7, 1995.
- 09/20/01 The Planning Commission voted to recommend approval of a related Special Use Permit (U-0123-01) for Private Streets on this site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-1 (Single Family Residential)	Single Family Residential
South:	ROI to C-V (Civic)	School
East:	R-PD4 (Residential Planned Development – 4 Units per Acre)	Single Family Residential
West:	R-1 (Single Family Residential)	Single Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

Staff finds that the subject properties are designated L (Low Density Residential) on the Centennial Hills Sector of the General Plan. The L (Low Density Residential) designation allows zoning districts with a maximum density of 5.5 dwelling units per acre. The density allowable with this proposed R-1 (Single Family Residential) zoning district will conform to the L (Low Density Residential) land use designation with the recommended condition limiting the overall residential density to a maximum of 5.50 dwelling units per acre.

Z-0061-01 - Page Two
November 7, 2001 City Council Meeting

ZONING

Staff finds that the proposed R-1 (Single Family Residential) zoning district can be compatible with the existing surrounding land uses. Further, staff finds that the residential projects approved adjacent to the north, east, and west of this site have similar densities and setbacks to that allowed under the R-1 (Single Family Residential) zoning district.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

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

Staff finds that the subject properties are designated L (Low Density Residential) on the Centennial Hills Sector of the General Plan. The L (Low Density Residential) designation allows zoning districts with a maximum density of 5.5 dwelling units per acre. Staff recommends a condition limiting the overall residential density is to a maximum of 5.50 dwelling units per acre to ensure that the density allowable with the R-1 (Single Family Residential) zoning district will conform to the L (Low Density Residential) land use 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."

Staff finds that the proposed R-1 (Single Family Residential) zoning district can be compatible with the existing surrounding land uses. Staff finds that the residential projects approved adjacent to the north, east, and west of this site have similar densities and setbacks to that allowed under the proposed R-1 (Single Family Residential) zoning district.

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

This approximately 3.65-acre area was depicted in the Centennial Hills Sector Plan to allow up to 5.5 dwelling units per acre, which is consistent with the proposed rezoning to R-1 (Single Family Residential) for an overall density of 5.0 dwelling units per acre on 3.65 acres. Staff finds that the proposed Rezoning will meet anticipated demand in the area for single family residential lots.

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 will be accessed from Hammer Lane, a 51 foot wide local roadway, which connects to Torrey Pines Drive, an 80 foot wide secondary collector roadway. Staff finds these roadways will have adequate capacity to accommodate traffic generated by the proposed R-1 (Single Family Residential) zone.

Z-0061-01 - Page Three
November 7, 2001 City Council Meeting

NOTICES MAILED 513 by Planning Department

APPROVALS 2

PROTESTS 1



 ANDREA L. GURREN
Notary Public - Nevada
No. 99-56383-1
My appt. exp. June 10, 2003

[illegible][illegible]

W R G
D E S I G N I N G
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTS • SURVEYING

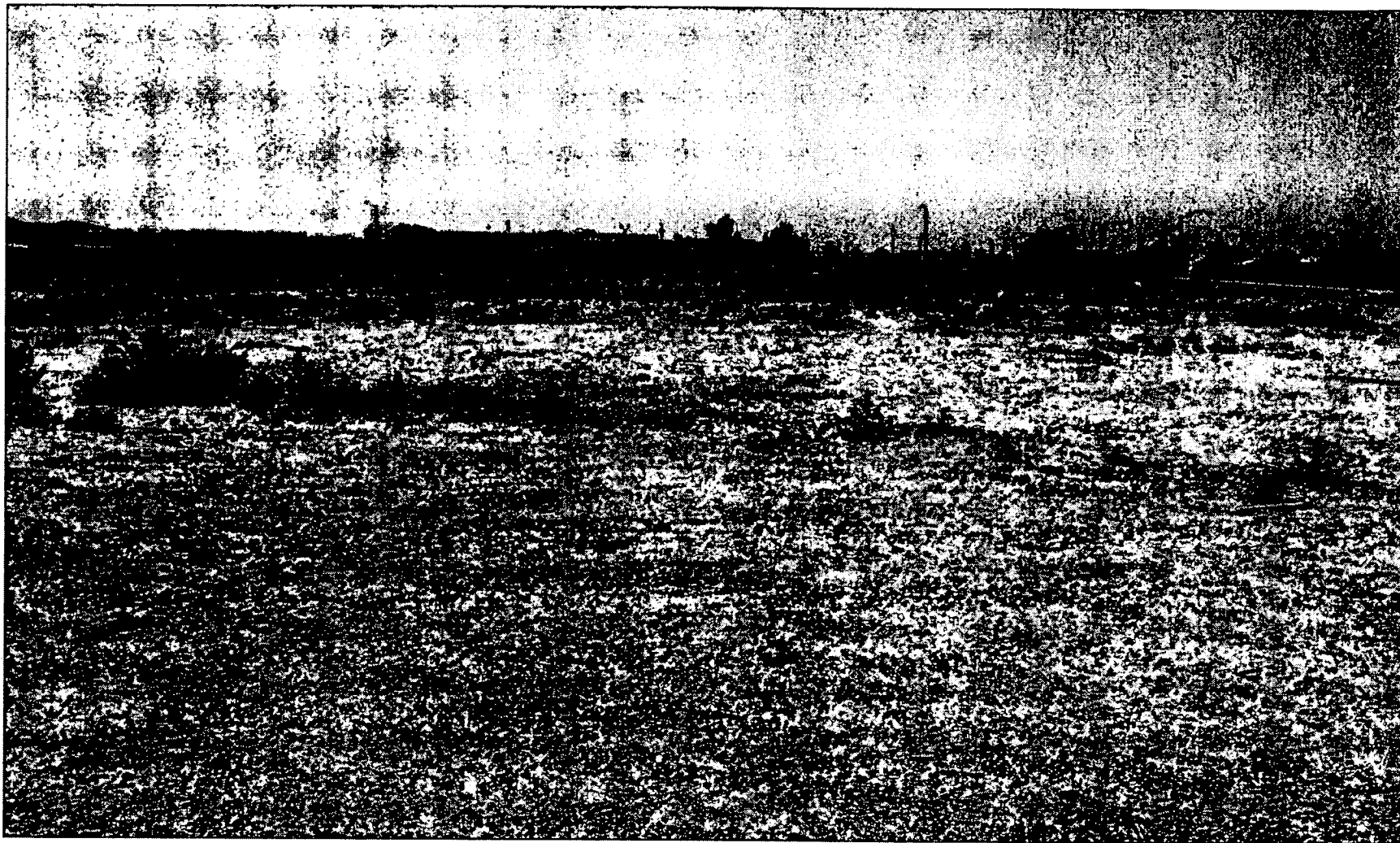
SITE PLAN
AUGUST 13 2001

U-0123-01

CITY COUNCIL MEETING OF NOVEMBER 7, 2001

Pg.

1835



Z-0061-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES
EAST SIDE OF TORREY PINES DRIVE, BETWEEN HAMMER LANE AND FISHER AVENUE, LOOKING
SOUTH FROM HAMMER LANE

City of Las Vegas

Agenda Item No. 162

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 7, 2001

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT RELATED TO Z-0061-01 - PUBLIC HEARING - U-0123-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED 18-LOT SUBDIVISION on the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue (APN: 125-35-601-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(6:38 - 6:39)

7-2115

**Agenda Item No. 162**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 162 – U-0123-01

CONDITIONS:**Planning and Development**

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall be a minimum width of thirty-nine feet.
3. The proposed private streets shall meet the minimum construction standards for public streets.
4. The street name signs for private streets shall bear the words "privately maintained," and shall be a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctively from that used in connection with public streets.
5. The Tentative Map application for the proposed residential subdivision on this site shall demonstrate compliance with all provisions of the Las Vegas Municipal Code applicable to private streets, including the provision of a separate lot for private streets.
6. Conformance to all applicable conditions of approval for Rezoning application (Z-0061-01).

Public Works

7. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Access roadway shall be designed, located and constructed in accordance with Standard Drawing #222a. Gated access, if proposed concurrent with development or in the future, shall be designed, located and constructed in accordance with Standard Drawing #222a. As shown this site plan does not accommodate access gates.

*City of Las Vegas***Agenda Item No. 162**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001

Planning & Development Department

Item 162 – U-0123-01

CONDITIONS – Continued:

8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, multi-use trails, landscaping and common areas created with this development. All landscaping 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-61-01, on this same agenda.



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 7, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0123-01 - Muri and Angeline Melwani Trust on behalf of RL Homes**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall be a minimum width of thirty-nine feet.
3. The proposed private streets shall meet the minimum construction standards for public streets.
4. The street name signs for private streets shall bear the words "privately maintained," and shall be a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctively from that used in connection with public streets.
5. The Tentative Map application for the proposed residential subdivision on this site shall demonstrate compliance with all provisions of the Las Vegas Municipal Code applicable to private streets, including the provision of a separate lot for private streets.
6. Conformance to all applicable conditions of approval for Rezoning application (Z-0061-01).

Public Works

7. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Access roadway shall be designed, located and constructed in accordance with Standard Drawing #222a. Gated access, if proposed concurrent with development or in the future, shall be designed, located and constructed in accordance with Standard Drawing #222a. As shown this site plan does not accommodate access gates.

U-0123-01 - Page Two

November 7, 2001 City Council Meeting

8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, multi-use trails, landscaping and common areas created with this development. All landscaping 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-61-01, on this same agenda.

U-0123-01 - Page One
November 7, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit for private streets within a proposed single family residential subdivision located on a 3.65-acre site adjacent to the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue. The applicant is proposing 39-foot wide private cul-de-sac within the gated community.

BACKGROUND DATA

- 05/20/64 This property was annexed (A-0003-64) into the City of Las Vegas as part of a larger request.
- 04/07/93 The City Council approved a Rezoning (Z-0008-93) from R-E (Residence Estates) to R-1 (Single Family Residential) on this site. The rezoning subsequently expired on April 7, 1995.
- 09/20/01 The Planning Commission voted to recommend approval of a related Rezoning (Z-0061-01) from R-E (Residence Estates) to R-1 (Single Family Residential) on this site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-1 (Single Family Residential)	Single Family Residential
South:	ROI to C-V (Civic)	School
East:	R-PD4 (Residential Planned Development – 4 Units per Acre)	Single Family Residential
West:	R-1 (Single Family Residential)	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Las Vegas Municipal Code 19A.04.050 establishes specific requirements for private streets regarding design and construction standards, requirements for property owner's association, and access restrictions. The tentative subdivision map must demonstrate how the proposed private streets will meet all of the Municipal Code requirements, including provision of a common lot(s) to be owned and maintained by a homeowners association for all private streets.

U-0123-01 - Page Two
November 7, 2001 City Council Meeting

USE

Section 18.12.100 of the Las Vegas Subdivision Code states that private streets must comply with applicable City standards and with the following requirements:

- (A) Private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall be a minimum width of thirty-nine feet.
- (B) Private streets shall meet the minimum construction standards for public streets.
- (C) Street name signs for private streets shall bear the words "privately maintained," and shall be a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctively from that used in connection with public streets.

In addition, Section 18.12.130 of the Las Vegas Subdivision Code states that for cul-de-sac private streets or drives which terminate at a length of over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates.

In this case, staff finds the proposed private street is in conformance with the requirements of the Las Vegas Subdivision Code (Title 18) and the Las Vegas Zoning Code (Title 19A), including a 90-foot diameter radius bulb at the end of the cul-de-sac.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or 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."**

Staff finds the proposed private streets will be consistent with the provision of local streets found in most new residential subdivisions in Las Vegas. Therefore the proposed private streets will be consistent with the existing surrounding land uses.

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

Staff finds the site is physically suitable for the proposed private streets in conjunction with a single-family residential subdivision.

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."**

U-0123-01 - Page Three
November 7, 2001 City Council Meeting

Staff finds the proposed private streets will include a single point of access, to Fisher Avenue, which is currently half developed and will be adequate for access to this development. In addition, the subdivision directly to the east of this site also obtains access from Fisher Avenue. Staff finds the emergency access proposed will be appropriate for the size and intensity of the proposed 18-lot subdivision.

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.”**

Staff finds the proposed private streets meet the Code requirements standards for such streets, therefore the proposed use will not compromise the public health, safety, and welfare.

NOTICES MAILED 515 by City Clerk

APPROVALS 2

PROTESTS 1



 ANDREA L. GURREN
Notary Public - Nevada
No. 99-56383-1
My appt. exp. June 10, 2003

[illegible][illegible]

W R G
REGIONAL

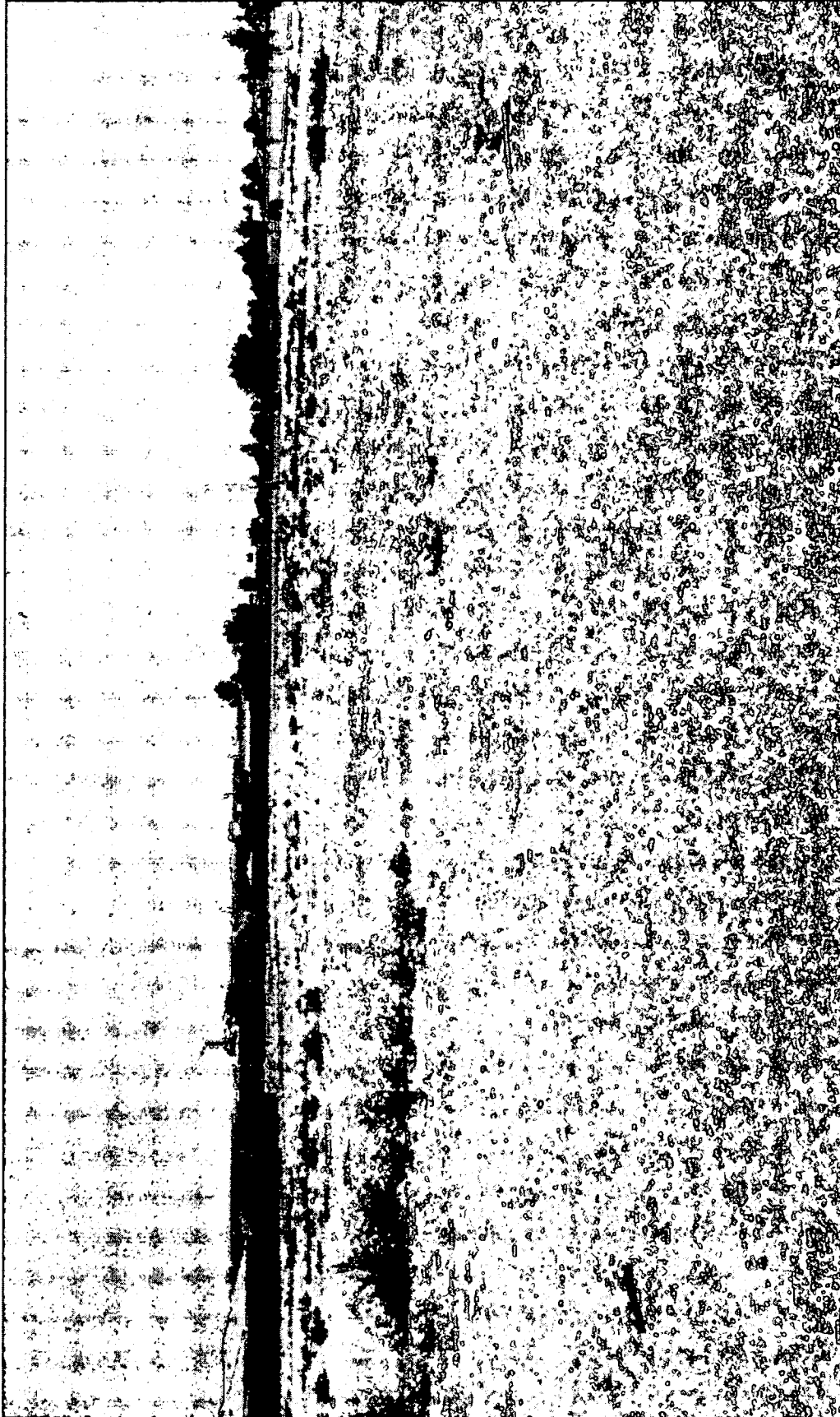
PLANNING • INTERIORS • LANDSCAPE ARCHITECTS • BUILDINGS

SITE PLAN
AUGUST 13, 2001



U-0123-01

CITY COUNCIL MEETING OF NOVEMBER 7, 2001 Pg. 1848



U-0123-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES
EAST SIDE OF TORREY PINES DRIVE, BETWEEN HAMMER LANE AND FISHER AVENUE, LOOKING
SOUTH FROM HAMMER LANE

City of Las Vegas

Agenda Item No. 163

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 7, 2001

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - Z-0062-01 - COLEMAN-TOLL, LIMITED PARTNERSHIP ON BEHALF OF PULTE HOMES - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 80.77 acres adjacent to the northwest corner of Elkhorn Road and Rainbow Boulevard (APN: 125-15-801-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****3****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

STEVE YOUNGBERG, Stantake-Pentacore Engineering, 6763 West Charleston Boulevard, appeared on behalf of the applicant and raised concerns about two conditions imposed on Item 164 [Z-0062-01(1)]: Conditions #2 and #6. Condition #2 addressed the trail system. He was told that the General Plan Amendment is not going to be necessary, yet there will be an adoption of the trail system, which will relocate the direction of the trail around the proposed project. If that is the case, he asked that this condition be deleted and a statement included that would allow them to proceed with this development, as well as a condition recording a final map upon the adoption of the trail system.

*City of Las Vegas***Agenda Item No. 163**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 163 – Z-0062-01

MINUTES – Continued:

Regarding Condition #6, it was his belief that at a discussion held during the Planning Commission meeting, it was decided that the side yard setback would be changed from 10 feet to five feet. This was requested because the applicant wanted most of the green belt to be in the common lot. Therefore, that would mean that the corner lot would be a common lot and then the lot next to it would still have a five-foot setback.

CHRIS GLORE, Planning Supervisor, Planning and Development Department, explained that staff would have no problem amending Condition #6 to reflect the change to the side yard setback. Regarding Condition #2, the intent of the condition was that it would be a General Plan Amendment either initiated by the applicant or a General Plan Amendment that is embodied in the trails plans. In either case, staff would have no problem expanding the language on that condition to cover the trails element provision as well. However, staff would strongly resist the proposal to base the Final Map on that action because the Final Map is supposed to be substantially in compliance with a Tentative Map. If for any reason the trails alignment does not come forward as anticipated, the Tentative Map process would basically be worthless, and the applicant would have to start over. MR. GLORE recommended that that condition be tied to the Tentative Map rather than the Final Map.

MR. YOUNGBERG rebutted that it would be difficult to concur because it will hold up all actions until December 17, 2001, when apparently the trail system will be adopted. Currently, there is no master plan trail system that they need to amend or be conditioned upon. He questioned what would happen if the trail system is delayed. MR. YOUNGBERG stated that by holding the Final Map, staff would give them an opportunity to move forward and at the same time move the transportation element of the trail system forward. COUNCILMAN MACK pointed out that the adopted trail plan goes through the center of the applicant's property. The trails element was reduced from the northwest plan.

MR. GLORE explained that the recreation and transportation elements of the trails are scheduled to come before the City Council on December 19, 2001. One option would be to either amend the condition to allow this application to go forward, but not allow the Tentative Map to be approved until such time as the Council has acted on the trails elements. That could in fact occur at the second Planning Commission meeting in December, which would be immediately on the heels of the City Council action on the trails elements. From staff's standpoint, since the applications have not been turned in, that would delay the applicant by two weeks. The other option would be to hold this item until the December 19, 2001 City Council meeting and approve it and amend the conditions at that time depending on what happens with the trails elements.

**Agenda Item No. 163**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 163 – Z-0062-01

MINUTES – Continued:

MR. YOUNGBERG pointed out that the neighbors to the north, the Toll Brothers, who are developing the 80-acre parcel, have a Tentative Map approval subject to Final Maps being held from submittal. Upon COUNCILMAN MACK's inquiry on whether the Toll Brothers were given any special consideration, MR. GLORE could not respond with any certainty because he was not aware of the details of those conditions.

COUNCILMAN BROWN asked whether the trail alignment is the same on this property and the one to the north. MR. GLORE replied in the affirmative that it is under the currently adopted Centennial Center Plan. COUNCILMAN BROWN indicated that sometimes applicants are asked to acknowledge that they are moving ahead at their own risk. His understanding is that everybody agrees to where this new trail is going and the neighborhood spoke very loudly on that regard. If the project to the north was allowed to move forward, then this project should be allowed to move forward accordingly. MR. GLORE replied that staff does not have a problem with that and reiterated that he did not specifically know what the wording of the condition was regarding the property to the north.

COUNCILMAN MACK stressed that in the future, the applicant must contact his office prior to the City Council meeting for any type of condition changes.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 163 [Z-0062-01] and Item 164 [Z-0062-01(1)] was heard under Item 163 [Z-0062-01].

(6:39 – 6:50)

7-2135

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The overall residential density is limited to a maximum of 2.00 dwelling units per acre.

**Agenda Item No. 163**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 163 – Z-0062-01

CONDITIONS – Continued:

3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Tenaya Way, 50 feet for Elkhorn Road, 50 feet for Rainbow Boulevard, a 54-foot radius on the northeast corner of Elkhorn Road and Tenaya Way, and a 54-foot radius on the northwest corner of Elkhorn Road and Rainbow Boulevard prior to the issuance of any permits.
5. Construct half-street improvements including appropriate overpaving, if legally able, on Tenaya Way, Rainbow Boulevard and Elkhorn Road adjacent to this site concurrent with development of this site. The required half-street improvements on Rainbow Boulevard may be constructed to a 40-foot half-street width within the required 50-foot dedication. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
6. 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 Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this 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

**Agenda Item No. 163**

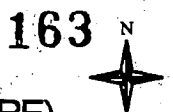
CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 163 – Z-0062-01

CONDITIONS – Continued:

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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. 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 recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.
8. Landscape and maintain all unimproved right-of-way on Rainbow Boulevard adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Rainbow Boulevard public right-of-way adjacent to this site prior to occupancy of this site.



0 600 1200 Feet

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2001

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0062-01 - Coleman-Toll, Limited Partnership on behalf of Pulte Homes

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The overall residential density is limited to a maximum of 2.00 dwelling units per acre.
3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Tenaya Way, 50 feet for Elkhorn Road, 50 feet for Rainbow Boulevard, a 54-foot radius on the northeast corner of Elkhorn Road and Tenaya Way, and a 54-foot radius on the northwest corner of Elkhorn Road and Rainbow Boulevard prior to the issuance of any permits.
5. Construct half-street improvements including appropriate overpaving, if legally able, on Tenaya Way, Rainbow Boulevard and Elkhorn Road adjacent to this site concurrent with development of this site. The required half-street improvements on Rainbow Boulevard may be constructed to a 40-foot half-street width within the required 50-foot dedication. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
6. 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 Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this 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-

Z-0062-01 - Page Two
November 7, 2001 City Council Meeting

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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. 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 recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.
8. Landscape and maintain all unimproved right-of-way on Rainbow Boulevard adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Rainbow Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

Z-0062-01 - Page One
November 7, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) on 80.77 acres adjacent to the northwest corner of Elkhorn Road and Rainbow Boulevard.

BACKGROUND DATA

08/15/01 The Annexation (A-0043-01) for this property was recorded.

09/20/01 The Planning Commission voted to recommend approval of a related Site Development Plan Review [Z-0062-01(1)] for a proposed 161- lot single-family residential development. The applicant withdrew the concurrent request for a Reduction of Required Minimum Street Width.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	U (Undeveloped) [DR (Desert Rural) General Plan Designation)]	Undeveloped
South:	Clark County U (Undeveloped) [DR (Desert Rural) General Plan Designation)]	Undeveloped Undeveloped
East:	Clark County	Single Family Residential
West:	Clark County	Single Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

Staff finds that the subject property is designated DR (Desert Rural Density Residential) on the Centennial Sector of the General Plan. The DR (Desert Rural Density Residential) designation allows the R-E (Residential Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning districts at a maximum of 2 dwelling units per acre. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district will conform to the DR (Desert Rural Density Residential) land use designation.

Z-0062-01 - Page Two

November 7, 2001 City Council Meeting

ZONING

Staff finds that the R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district will be compatible with the existing surrounding land uses, which include zoning of R-PD2 (Residential Planned Development – 2 Units Per Acre) to the northwest and southwest of the subject site. Further, staff finds that the residential developments approved on adjacent land have similar densities.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

Staff finds that the subject property is designated DR (Desert Rural Density Residential) on the Centennial Sector of the General Plan. The DR (Desert Rural Density Residential) designation allows the R-E (Residential Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning districts, with a maximum of 2 dwelling units per acre. The proposed density of 1.99 dwelling units per acre for the related Site Development Plan Review application will conform to the DR (Desert Rural Density Residential) land use 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.”

Staff finds that the R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district will be compatible with the existing surrounding land uses, and that residential developments approved on adjacent land have similar densities.

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

This approximately 81-acre area is depicted in the Centennial Hills Sector Plan to allow up to 2.0 dwelling units per acre, which is consistent with the proposed rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre) with a maximum development density of 2.0 units per acre. Staff finds that the proposed Rezoning will therefore be consistent with anticipated residential development in the surrounding area.

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.”

Z-0062-01 - Page Three
November 7, 2001 City Council Meeting

Staff finds the site will be accessed from Alexander Road and from Elkhorn Road, which are both to be developed as a Primary Arterial (100-foot Right-of-Way width) and will have adequate capacity to accommodate traffic generated by the proposed R-PD2 (Residential Planned Development- 2 Units Per Acre) Zone.

NOTICES MAILED 196 by Planning Department

APPROVALS 3

[At the Planning Commission meeting, 3 area property owners spoke of concerns regarding the related Site Development Plan Review request.]

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 7-00102-01 APN: 125-15-801-001

Name of Property Owner: COLEMAN-TOLL, LP

Name of Applicant: PULTE HOMES

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 XX 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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: *Gary M. Mayo*

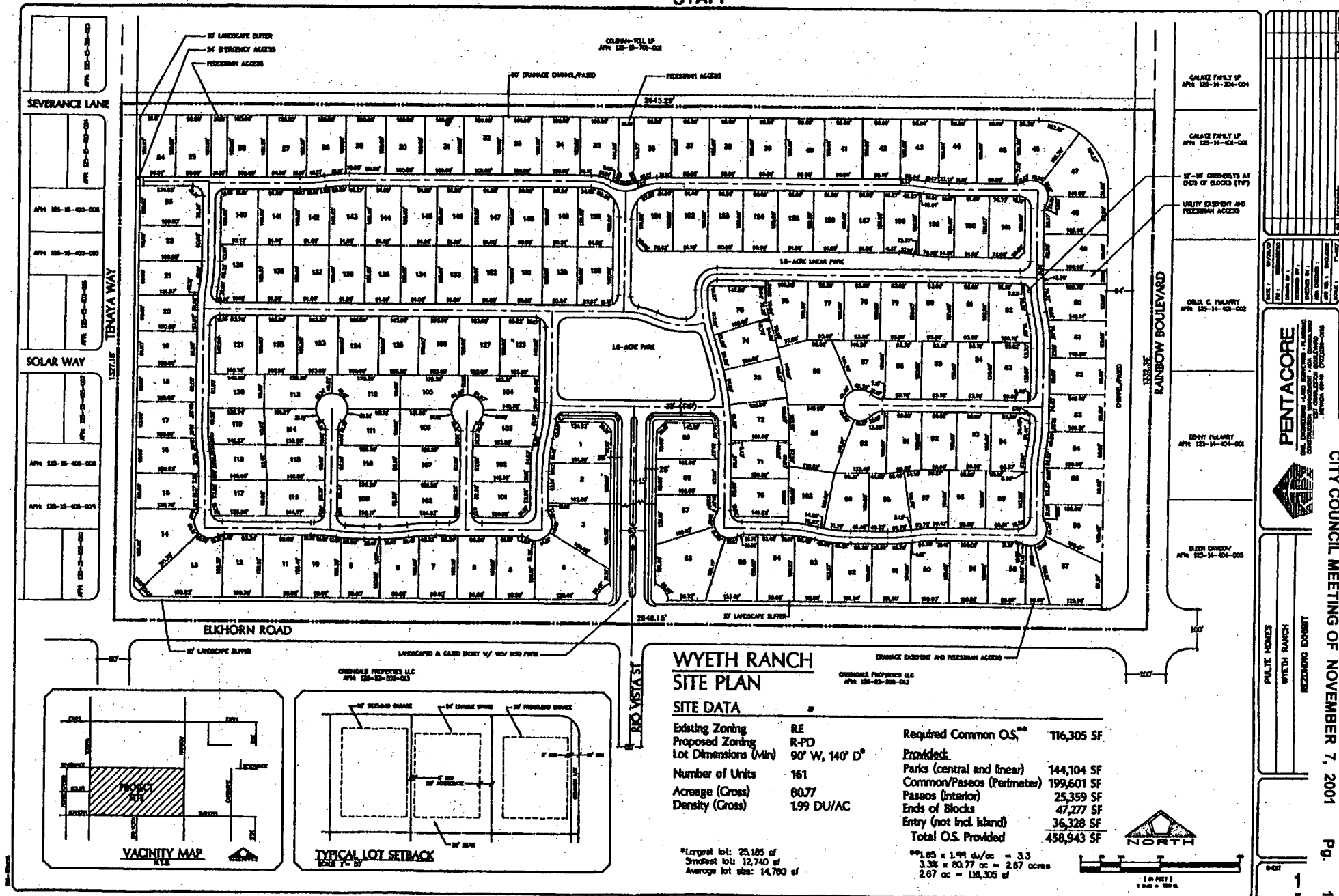
Print Name: GARY M. MAYO

Subscribed and sworn before me

This 20th day of August, 2001

Connie B. Dalton
Notary Public in and for said County and State

Z-0062-01
Z-0062-01(1)
9-20-01 PC
STAFF





Z-0062-01 - COLEMAN-TOLL, LIMITED PARTNERSHIP ON BEHALF OF PULTE HOMES
NORTHWEST CORNER OF ELKHORN ROAD AND RAINBOW BOULEVARD

City of Las Vegas

Agenda Item No. 164

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 7, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-0062-01 - PUBLIC HEARING - Z-0062-01(1) - COLEMAN-TOLL, LIMITED PARTNERSHIP ON BEHALF OF PULTE HOMES - Request for a Site Development Plan Review and Reduction of Required Minimum Street Width FOR 161 LOTS on 80.77 acres adjacent to the northwest corner of Elkhorn Road and Rainbow Boulevard (APN: 125-15-801-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0**RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions amending Conditions #2 and #6 as follows:

2. Approval of the General Plan Amendment *or the trails element prior to submittal of a Final Subdivision Map*;
6. The setbacks for this development shall be a minimum of 15 feet to the garage (side-loaded), or 25 feet to the garage (front-loaded), 21 feet to the house, a minimum of five feet on the side (20 feet aggregate), a minimum of 15 feet for corner side yard, unless a common open space is provided, in which case *5 feet*, a minimum of 25 feet in the rear for perimeter lots along Elkhorn Road and Tenaya Way, with the exception that six lots may have 15 feet, all interior lots shall have a 15 foot rear. In addition, a two-foot reduction in front yard setbacks is allowed on cul-de-sacs and knuckles;

- UNANIMOUS

**Agenda Item No. 164**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 164 – Z-0062-01(1)

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

STEVE YOUNGBERG, Stantake-Pentacore Engineering, 6763 West Charleston Boulevard, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 163 [Z-0062-01] and Item 164 [Z-0062-01(1)] was heard under Item 163 [Z-0062-01].

(6:39 – 6:50)

7-2135

CONDITIONS:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Approval of a General Plan Amendment to revise Map #7 of the Centennial Hills Sector Map to realign the trail along Rio Vista Street to Rainbow Boulevard.
3. Submittal of a revised site plan depicting the new trail alignment along Elkhorn Road and Rainbow Boulevard.
4. Submittal of cross-sections for staff review of a trail located on the north side of Elkhorn Road and Rainbow Boulevard.
5. Submittal of a revised site plan depicting minimum private street widths of 37 feet.



Agenda Item No. 164

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
 Planning & Development Department
 Item 164 – Z-0062-01(1)

CONDITIONS – Continued:

6. The setbacks for this development shall be a minimum of 15 feet to the garage (side-loaded), or 25 feet to the garage (front-loaded), 21 feet to the house, a minimum of five feet on the side (20 foot aggregate), a minimum of 15 feet for corner side yard, unless a common open space is provided, in which case 10 feet, a minimum of 25 feet in the rear for perimeter lots along Elkhorn Road and Tenaya Way, with the exception that six lots may have 15 feet, all interior lots shall have a 15 foot rear. In addition, a two-foot reduction in front yard setbacks is allowed on cul-de-sacs and knuckles.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
8. The Tentative Map for this site shall be heard as a Public Hearing at the Planning Commission.

Public Works

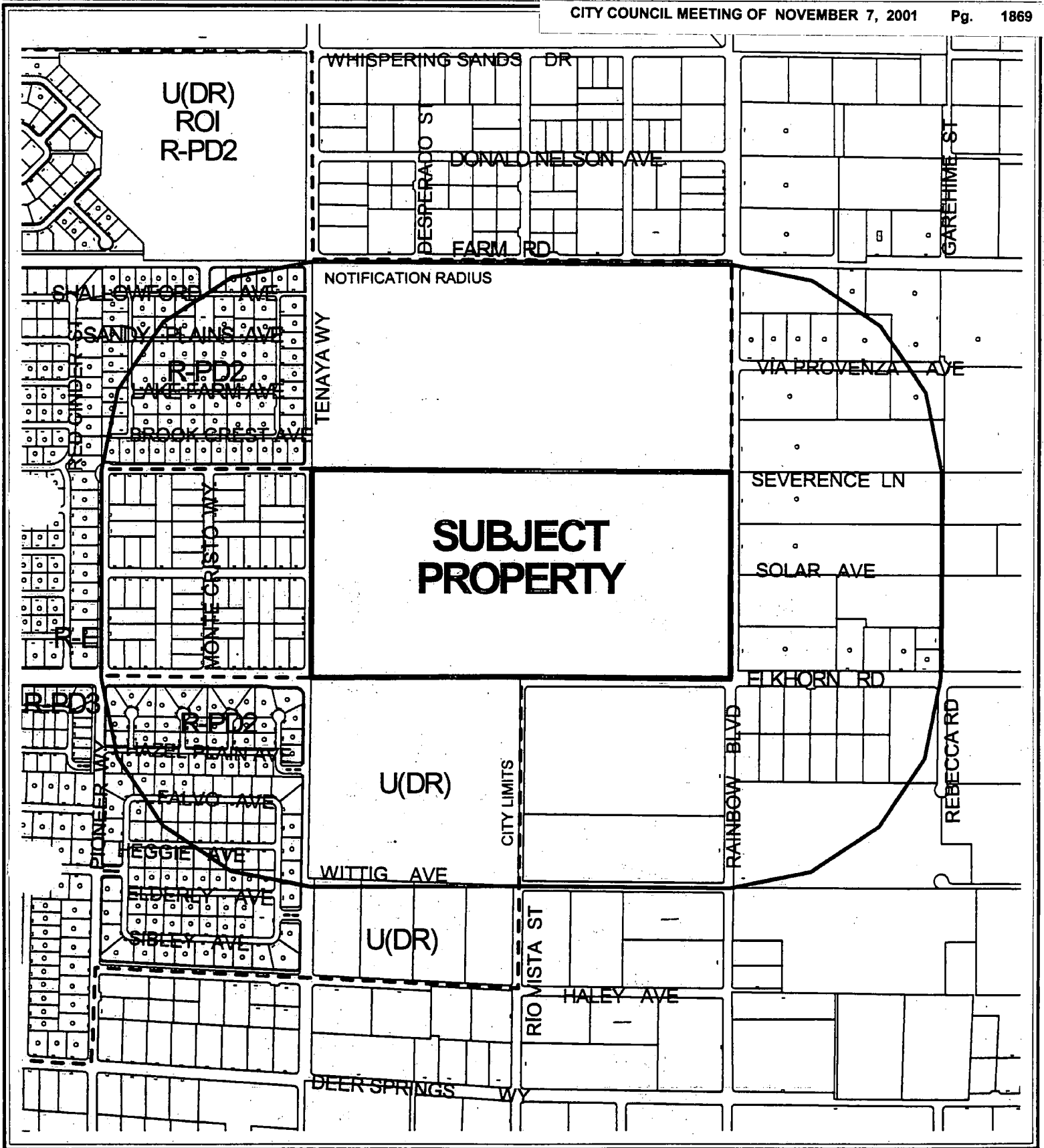
9. This site plan shall be redesigned to comply with the Title 18 - Subdivision Ordinance which requires private street widths of 37-feet for L-curb or 39-feet for rolled curb. The Tentative Map for this site shall reflect compliance with such requirements.
10. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access drives, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
12. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

*City of Las Vegas***Agenda Item No. 164**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 164 – Z-0062-01(1)

CONDITIONS – Continued:

14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0062-01 and all other site-related actions.



CASE: Z-0062-01(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [DR (DESERT RURAL)
GENERAL PLAN DESIGNATION]

164

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED
DEVELOPMENT - 2 UNITS PER ACRE)

0 600 1200 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2001

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0062-01(1) - Coleman-Toll, Limited Partnership on behalf of Pulte Homes

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Approval of a General Plan Amendment to revise Map #7 of the Centennial Hills Sector Map to realign the trail along Rio Vista Street to Rainbow Boulevard.
3. Submittal of a revised site plan depicting the new trail alignment along Elkhorn Road and Rainbow Boulevard.
4. Submittal of cross-sections for staff review of a trail located on the north side of Elkhorn Road and Rainbow Boulevard.
5. Submittal of a revised site plan depicting minimum private street widths of 37 feet.
6. The setbacks for this development shall be a minimum of 15 feet to the garage (side-loaded), or 25 feet to the garage (front-loaded), 21 feet to the house, a minimum of five feet on the side (20 foot aggregate), a minimum of 15 feet for corner side yard, unless a common open space is provided, in which case 10 feet, a minimum of 25 feet in the rear for perimeter lots along Elkhorn Road and Tenaya Way, with the exception that six lots may have 15 feet, all interior lots shall have a 15 foot rear. In addition, a two-foot reduction in front yard setbacks is allowed on cul-de-sacs and knuckles.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
8. The Tentative Map for this site shall be heard as a Public Hearing at the Planning Commission.

Public Works

9. This site plan shall be redesigned to comply with the Title 18 - Subdivision Ordinance which requires private street widths of 37-feet for L-curb or 39-feet for rolled curb. The Tentative Map for this site shall reflect compliance with such requirements.

Z-0062-01(1) - Page Two
November 7, 2001 City Council Meeting

10. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access drives, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
12. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0062-01 and all other site-related actions.

Z-0062-01(1) - Page One
November 7, 2001 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

This request is for a Site Development Plan Review for a proposed 161- lot single-family residential development on 80.77 acres adjacent to the northwest corner of Elkhorn Road and Rainbow Boulevard.

BACKGROUND DATA

08/15/01 The Annexation (A-0043-01) for this property was recorded.

09/20/01 The Planning Commission voted to recommend approval of a related request for a Rezoning (Z-0062-01).

DETAILS OF APPLICATION REQUEST

Site Area:	80.77	Acres
Number of Lots:	161	
Density:	1.99	Dwelling Units Per Acre
Typical Lot Size:	14,760	Square Feet
Minimum Lot Size:	12,740	Square Feet
Maximum Lot Size:	25,185	Square Feet

Setbacks:

Sideloaded Garages:	18	Feet
Front of House:	24	Feet*
Frontloaded Garages:	28	Feet
Side Yard:	5	Feet (20 foot aggregate)
Corner Side Yard:	10	Feet
Rear Yard:	15	Feet
Open Space Required:	2.67	Acres
Open Space Provided:	3.33	Acres

* 2 feet reduction in front yards for lots on cul-de-sacs and knuckles.

Access to the site will be from one gated entrance off of Elkhorn Road. All lots are proposed to front onto private streets. A ten-foot wide landscape planter is proposed along Elkhorn Road and Tenaya Way, a thirty-foot wide landscape planter is proposed along the northern property line, and a 64-foot wide planter/easement is proposed along Rainbow Boulevard.

Z-0062-01(1) - Page Two
November 7, 2001 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	U (Undeveloped) [DR (Desert Rural) General Plan Designation)]	Undeveloped
South:	Clark County U (Undeveloped) [DR (Desert Rural) General Plan Designation)]	Undeveloped Undeveloped
East:	Clark County	Single Family Residential
West:	Clark County	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed density of 1.99 dwelling units per acre for this application will conform to the DR (Desert Rural Density Residential) land use designation and the requested R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district.

SITE PLAN

Staff finds that the submitted site plan does not meet the requirements of the Las Vegas General Plan with regard to the trail designated along Rio Vista Street. Staff recommends a condition that requires that a General Plan Amendment be approved that would relocate that trail designation to an alignment along the southeastern portion of the site and along Rainbow Boulevard. Staff also recommends conditions that require a revised site plan be submitted depicting the trail as twenty feet wide (15 feet outside of the right-of-way), and that require the applicant to submit cross-sections for the trail on the north side of Elkhorn Road.

In addition, staff finds the request for minimum setbacks of 15 feet in the rear yard does not promote a rural atmosphere, and therefore recommends a condition requiring that the rear yard setback on all perimeter lots be a minimum of 25 feet.

LANDSCAPE PLAN

Staff finds that the submitted landscape plan meets the intent of the Las Vegas Urban Design Guidelines and Standards with the exception of the designated trail along Elkhorn Road and Rainbow Boulevard.

Z-0062-01(1) - Page Three

November 7, 2001 City Council Meeting

ELEVATIONS

Staff finds that the submitted elevations are appropriate in terms of design and materials for the proposed residential development and for this area of the City.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

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

Staff finds that the proposed density of 1.99 dwelling units per acre will conform to the approved residential projects to the northwest and southwest, with similar densities and setbacks.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds that the Staff finds that the proposed density of 1.99 dwelling units per acre will be consistent with the DR (Desert Rural Density Residential) designation and the requested R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district, conditioned to allow a maximum of 2 dwelling units per acre.

In addition, staff finds that the proposed project will be consistent with Title 18, Title 19A, and the Design Standards Manual with the incorporation of the recommended conditions relating to trails.

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

Staff finds the site will be accessed from Elkhorn Road, to be developed as a Primary Arterial (100-foot Right-of-Way width) and will have adequate capacity to accommodate traffic generated by the proposed R-PD2 (Residential Planned Development– 2 Units Per Acre) Zone.

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

Staff finds the proposed residential development will incorporate appropriate building and landscape materials for the area, with implementation of the recommended conditions regarding landscaping.

Z-0062-01(1) - Page Four
November 7, 2001 City Council Meeting

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."**

Staff finds the proposed landscaping and building elevations will provide a visually appropriate environment at the site perimeter. However, staff recommends a condition that requires a revised site plan depicting the required trails.

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

Staff finds that because the proposed residential development will be subject to all of the requirements of the Uniform Building Code, the proposal will not compromise the public health, safety or welfare.

NOTICES MAILED 196 by Planning Department

APPROVALS 0

[At the Planning Commission meeting, 3 area property owners spoke of concerns regarding vehicle access for the project, localized flooding, interior street lighting, and the equestrian trail. In response to these concerns, the Planning Commission added a condition to require the Tentative Map for this site to be heard as a Public Hearing before the Planning Commission.]

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 7-0002-0111 APN: 125-15-801-001

Name of Property Owner: COLEMAN-TOLL, LP

Name of Applicant: PULTE HOMES

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 XX 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: N/A

Partner(s): N/A

APN: N/A

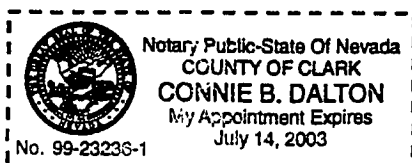
Signature of Property Owner/Authorized Agent: *Gary M. Mayo*

Print Name: GARY M. MAYO

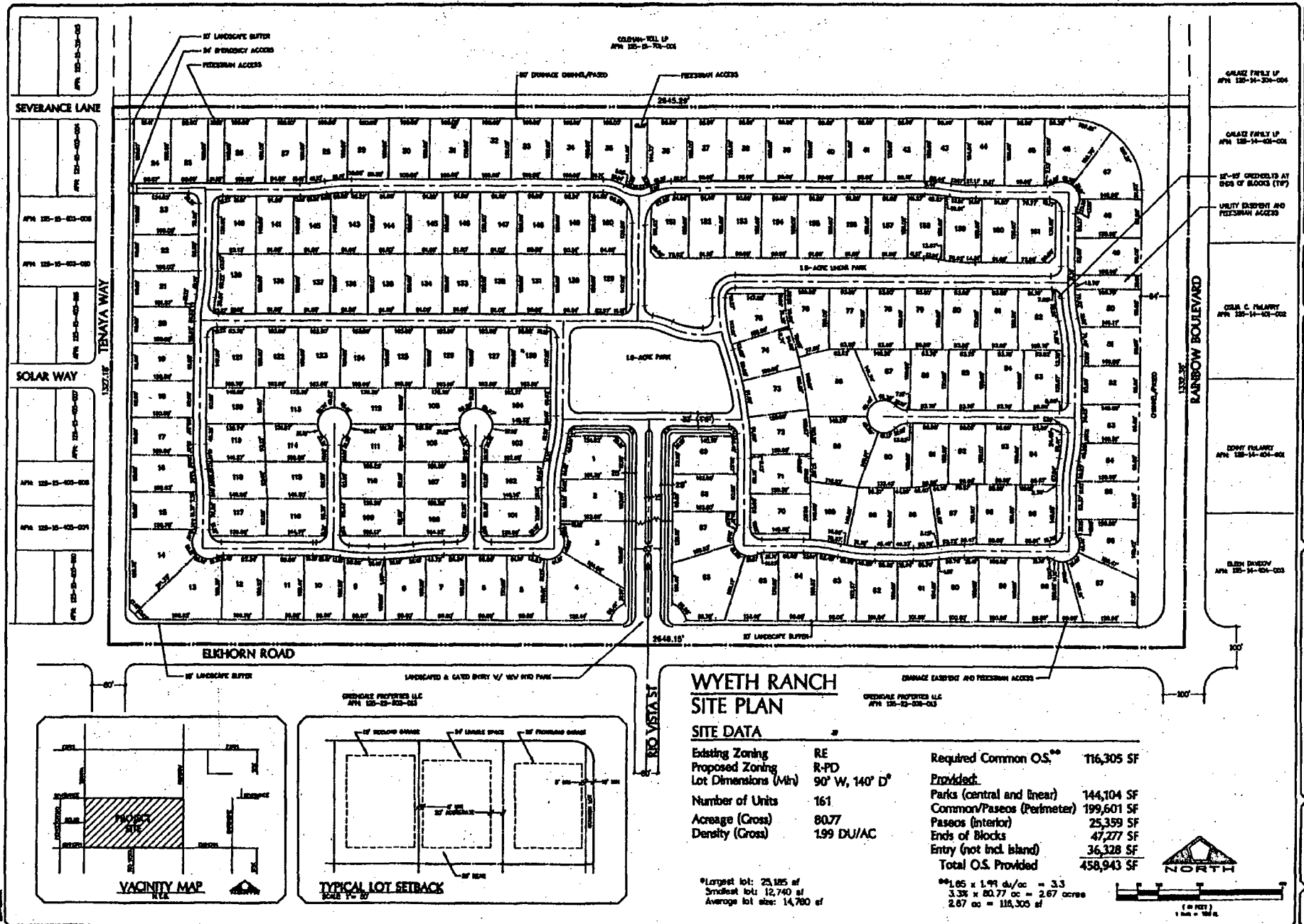
Subscribed and sworn before me

This 20th day of August, 2001

Connie B. Dalton
Notary Public in and for said County and State



Z-0062-01
Z-0062-01(1)
9-20-01 PC
STAFF





Z-0062-01(1) - COLEMAN-TOLL, LIMITED PARTNERSHIP ON BEHALF OF PULTE HOMES
NORTHWEST CORNER OF ELKHORN ROAD AND RAINBOW BOULEVARD

City of Las Vegas

Agenda Item No. 165

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 7, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:****REZONING - PUBLIC HEARING - Z-0063-01 - CONCORDIA HOMES OF NEVADA -**

Request for a Rezoning FROM: U (Undeveloped) Zone [L-TC (Low Density Residential) General Plan Designation)] TO: TC (Town Center) Zone on 10.03 acres located adjacent to the northeast corner of the Deer Springs Way and Campbell Road alignments (APN: 125-20-201-013 and 014), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**MACK – APPROVED subject to conditions – UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ROBIN HOGAN, Concordia Homes, 6360 South Pecos, Suite G, concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(6:50 – 6:51)

7-2626

**Agenda Item No. 165**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 165 – Z-0063-01

CONDITIONS:**Planning and Development**

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way prior to the issuance of any permits.
4. Construct half-street improvements including appropriate overpaving, if legally able, on Deer Springs Way concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in the Deer Springs Way alignment to the west edge of this site to a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. 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 Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also

**Agenda Item No. 165**

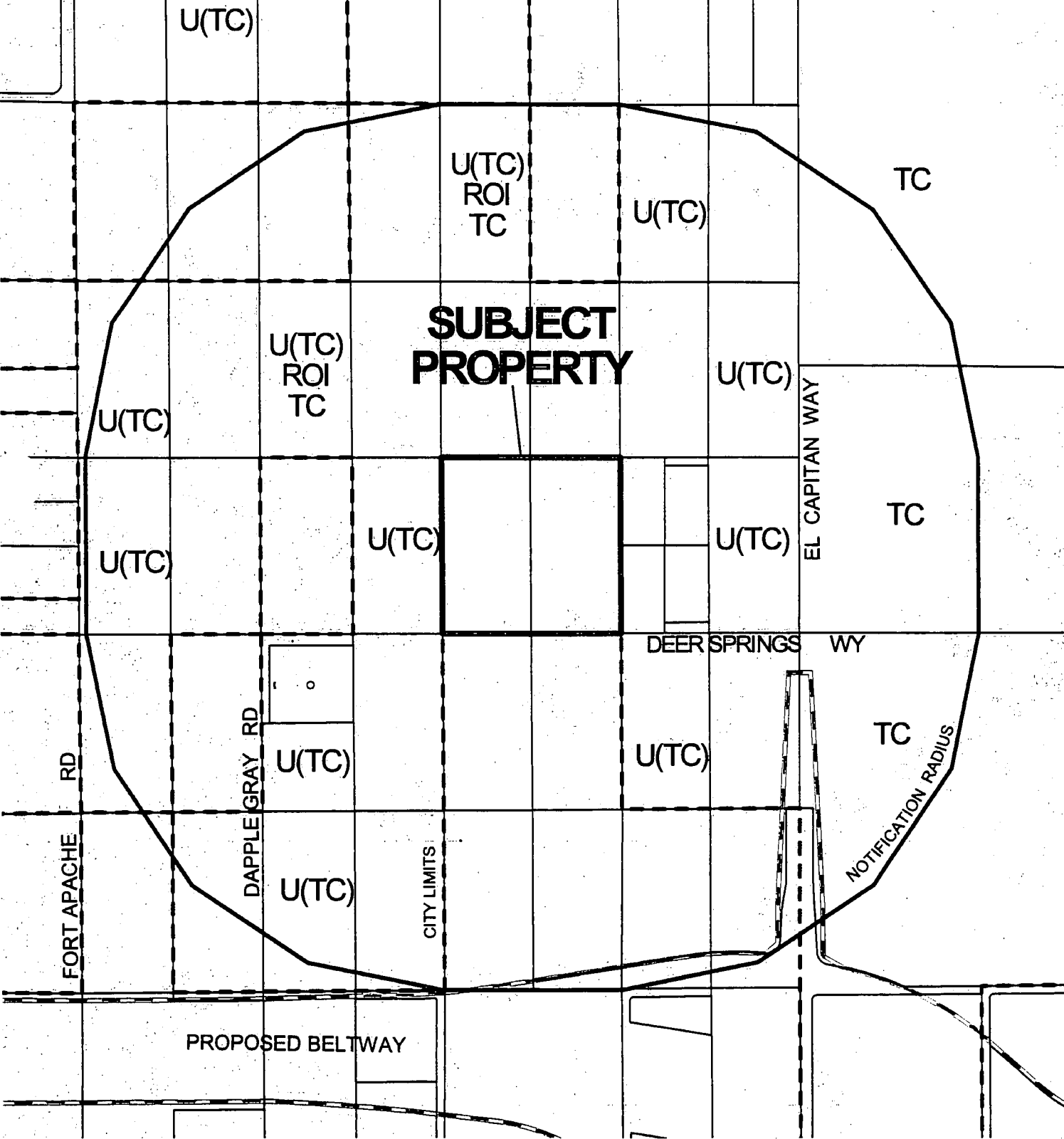
CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 165 – Z-0063-01

CONDITIONS – Continued:

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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

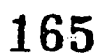
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



RADIUS: 1320 FT

PROPOSED ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2001

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0063-01 - Concordia Homes of Nevada

**** CONDITIONS ****

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way prior to the issuance of any permits.
4. Construct half-street improvements including appropriate overpaving, if legally able, on Deer Springs Way concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in the Deer Springs Way alignment to the west edge of this site to a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. 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 Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section

Z-0063-01 - Page Two
November 7, 2001 City Council Meeting

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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. 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 recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Z-0063-01 - Page One
November 7, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This Request is for a Rezoning from U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential) General Plan Designation]] to TC (Town Center) Zone on 10.03 acres located adjacent to the northeast corner of the Deer Springs Way and Campbell Road alignments.

BACKGROUND DATA

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
- 04/04/01 The City Council approved a General Plan Amendment (GPA-38-00) to expand the limits of the Town Center into the designated "Future Town Center" and designating the subject site ML (Medium-Low Residential) as part of a larger area.
- 09/20/01 The Planning Commission voted to abey review of a related request for a Site Development Plan Review and Reduction of Required Minimum Street Width [Z-0063-01(1)] for a proposed 78- lot single-family residential development.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	U (Undeveloped) [ML (Medium- Low Residential) General Plan Designation]	Undeveloped
South:	U (Undeveloped) [ML (Medium- Low Residential) General Plan Designation]	Undeveloped
East:	U (Undeveloped) [ML (Medium- Low Residential) General Plan Designation]	Undeveloped
West:	U (Undeveloped) [ML (Medium- Low Residential) General Plan Designation] & U (Undeveloped) [L-TC (Low Residential) General Plan Designation]	Undeveloped

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated ML (Medium-Low Residential) on Map 4 of the Centennial Hills Sector Plan of the General Plan. This category allows a residential density range of 5.6 to 8.0 units per acre. The requested Rezoning to T-C (Town Center) is consistent with this General Plan designation provided that residential development is within the allowable density range and complies with the development standards of the Town Center Master Plan.

Z-0063-01 - Page Three
November 7, 2001 City Council Meeting

ZONING

The requested T-C (Town Center) zoning will be appropriate for the site consistent with the U (Undeveloped) [ML (Medium- Low Residential) General Plan Designation] zoning of adjacent properties.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

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

The subject site is designated ML (Medium-Low Residential) on Map 4 of the Centennial Hills Sector Plan of the General Plan. This category allows a residential density range of 5.6 to 8.0 units per acre. The requested Rezoning to T-C (Town Center) is consistent with this 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."

Staff finds the submitted proposal for residential development on the subject site will be consistent with the allowable density under the current ML (Medium-Low Residential) General Plan designation.

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

Staff finds residential development on the site will meet future needs in the Town Center area for single-family residential lots, as properties within the Town Center are now under development with commercial projects and the residential development will create a balance of uses.

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."

Staff finds the site will be accessed from a planned roadway network that will be adequate for allowable development under the proposed TC (Town Center) zone.

NOTICES MAILED 39 by Planning Department

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 2-0063-01 APN: 125-20-201-013 & 014

Name of Property Owner: CONCORDIA HOMES OF NEVADA

Name of Applicant: GIDGET GRAHAM

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): _____

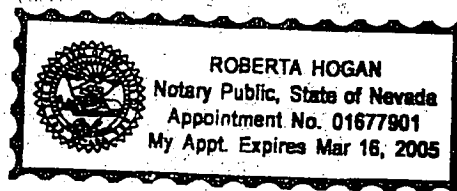
APN: _____

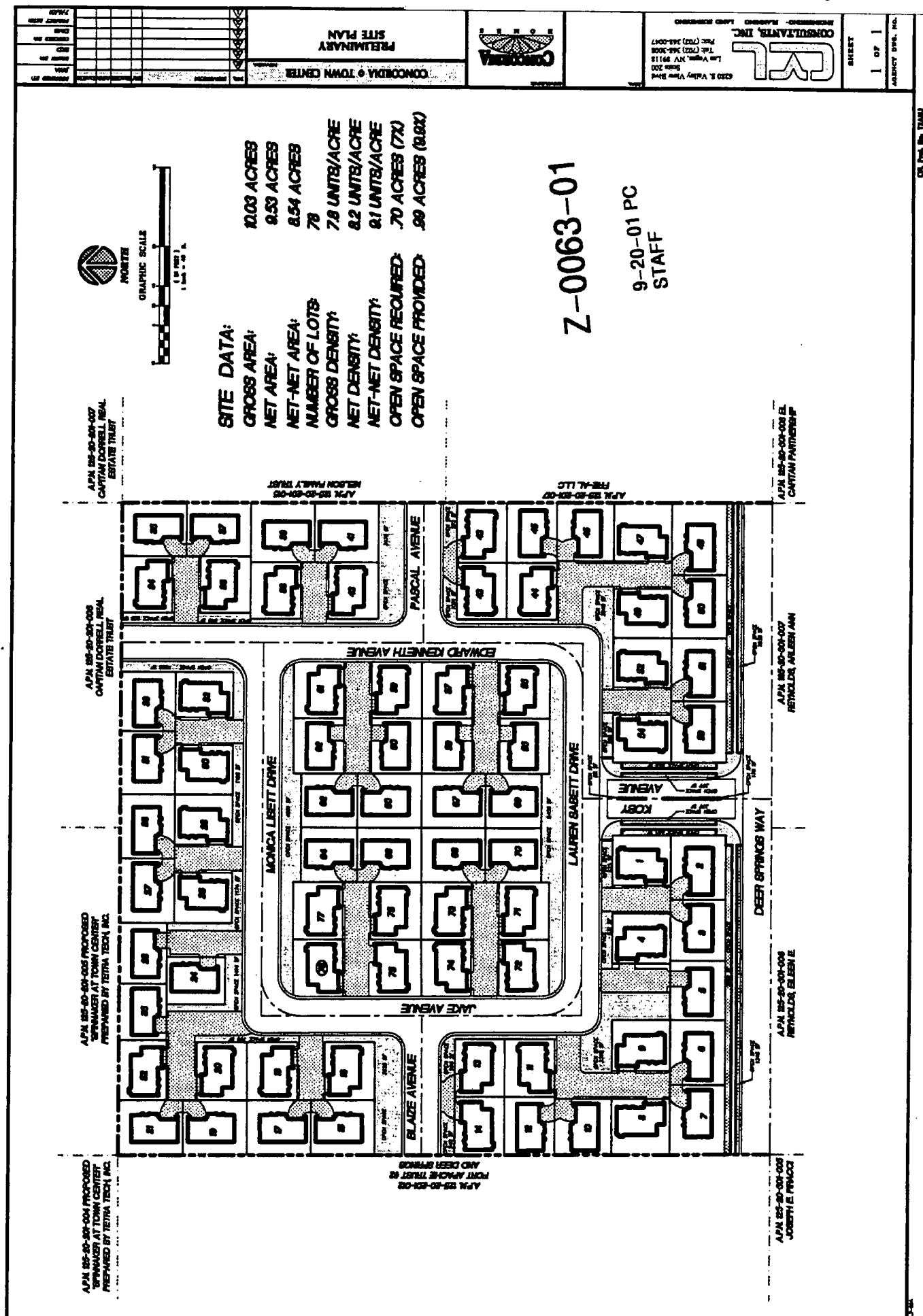
Signature of Property Owner/Authorized Agent: *Gidget Graham*

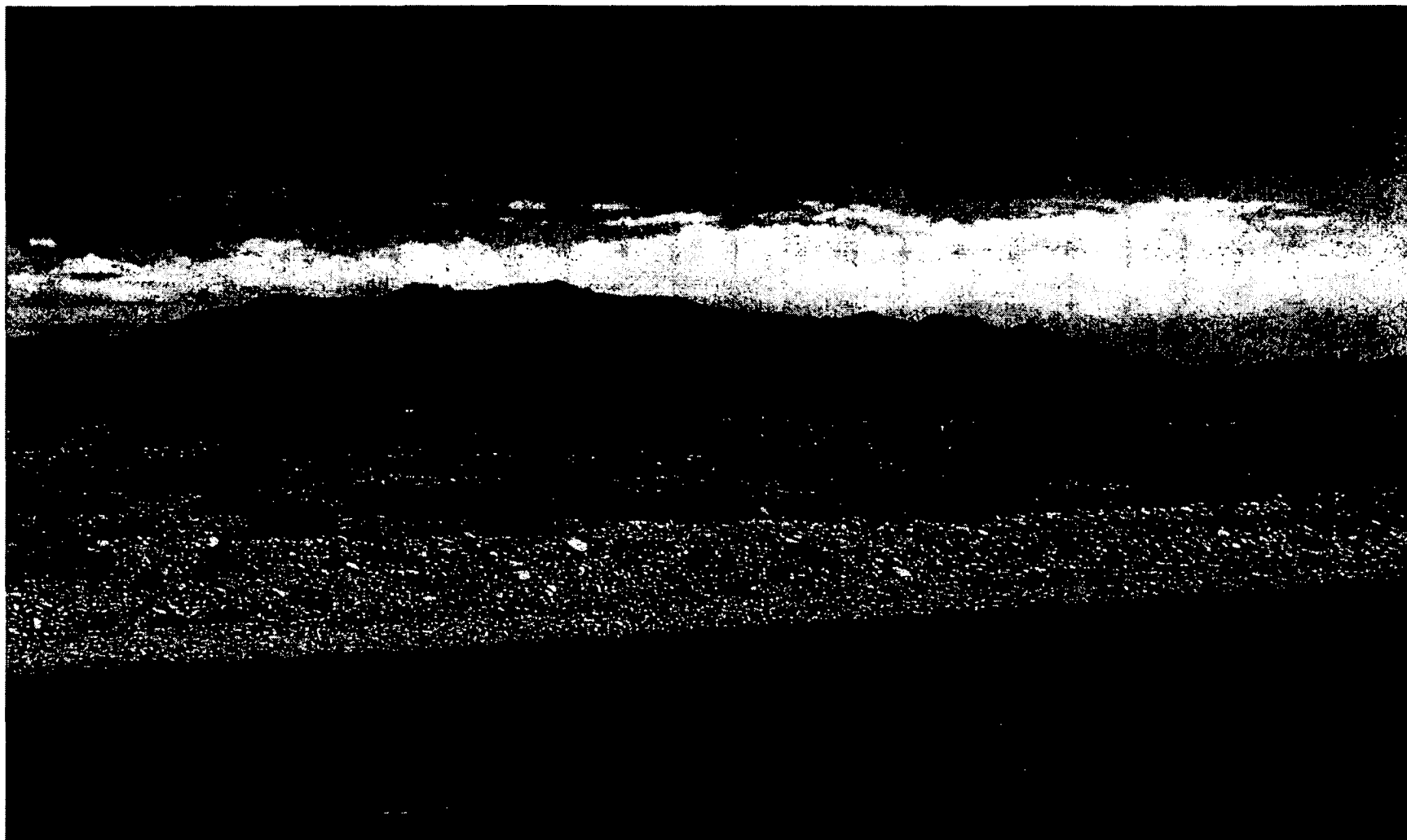
Subscribed and sworn before me

This 16th day of July, 2001

Roberta Hogan
Notary Public in and for said County and State







Z-0063-01 - CONCORDIA HOMES OF NEVADA
NORTHEAST CORNER OF THE DEER SPRINGS WAY AND CAMPBELL ROAD ALIGNMENTS

City of Las Vegas

Agenda Item No. 166

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 7, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - Z-0064-01 - CITY OF LAS VEGAS - Request for a Rezoning FROM: R-PD6 (Residential Planned Development - 6 Units per Acre) TO: C-V (Civic) on 9.00 Acres located adjacent to the southwest corner of Buffalo Drive and Sunny Springs Road (APN: 125-16-813-003), Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management, appeared on behalf of the City and concurred with staff's conditions. COUNCILMAN MACK stated that he is very excited about this park and the grand opening is scheduled for January. He invited the Council to participate in the two-on-two basketball tournament.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(6:51 - 6:52)

7-2670

City of Las Vegas

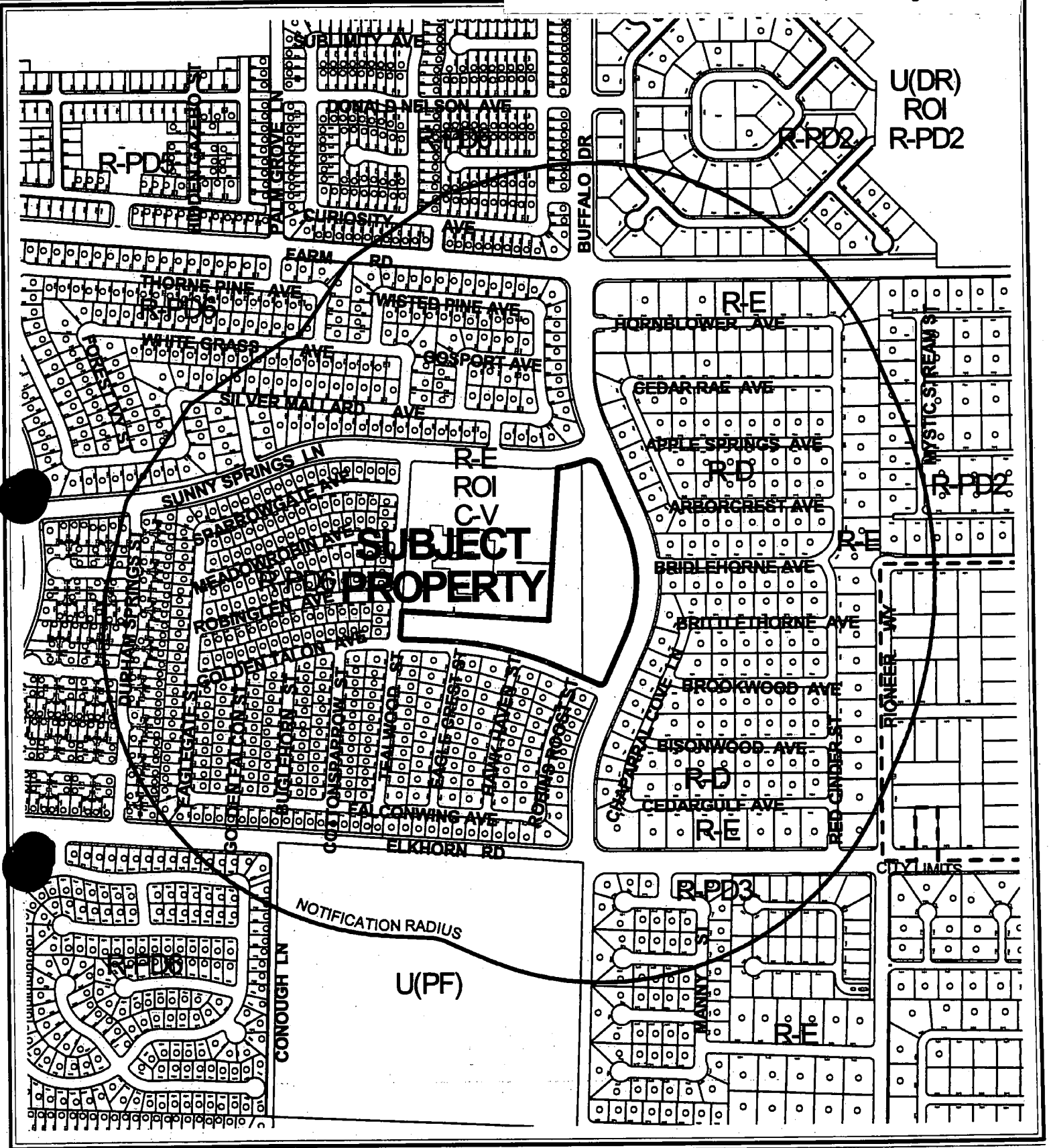
Agenda Item No. 166

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 166 – Z-0064-01

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Site Development shall comply with all applicable conditions of approval of Site Development Plan Review Z-0075-90(18).



CASE: Z-0064-01

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT
- 6 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 7, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0064-01 - City of Las Vegas**

**** CONDITIONS ****

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Site Development shall comply with all applicable conditions of approval of Site Development Plan Review Z-0075-90(18).

Z-0064-01 - Page One
November 7, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for Rezoning from R-PD6 (Residential Planned Development – 6 Units per Acre) to C-V (Civic) on approximately 9.07 acres located adjacent to the southwest corner of Buffalo Drive and Sunny Springs Road. This request was justified by the applicant's indication that as population within the City grows so does the need for additional park space, and this request will provide zoning for a future park.

BACKGROUND DATA

- 05/16/90 The subject property was annexed (A-0006-90) into the City of Las Vegas as part of a larger request.

- 07/18/90 The City Council approved a Rezoning (Z-0075-90) from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre) on this site as part of a larger request.

- 05/16/01 The Planning and Development Department approved an Administrative Site Development Plan Review [Z-0075-90(18)] for a public park on the subject site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-PD6 (Residential Planned Development – 6 Units per Acre)	Single Family Residential
South:	R-PD6 (Residential Planned Development – 6 Units per Acre)	Single Family Residential
East:	R-D (Single Family Residential – Restricted)	Single Family Residential
West:	R-PD6 (Residential Planned Development – 6 Units per Acre)	Single Family Residential
	R-E (Residence Estates) under ROI to C-V (Civic)	Elementary School

ANALYSIS & FINDINGS

GENERAL PLAN

The General Land Use Plan designates the site for PCD (Planned Community Development) land uses. Staff finds the PCD (Planned Community Development) land use designation permits public facility uses such as parks. This Rezoning request complies with Policy 2.4.1 of the Neighborhood Revitalization section of the Las Vegas 2020 Master Plan, which directs the City to aggressively promote, on an opportunity basis, the acquisition and development of land for parks in central locations.

Z-0064-01 - Page Two
November 7, 2001 City Council Meeting

ZONING

The proposed C-V (Civic) zoning is compatible with the surrounding single family residential, public and quasi-public land uses.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

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

Staff finds that this Rezoning request complies with the intent and objectives of the General Plan including the Las Vegas 2020 Master Plan.

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."**

Staff finds that allowable public and quasi-public uses with this rezoning request will be compatible with the surrounding single family residential, public and quasi-public land uses.

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

Staff finds that the public uses allowable under the requested C-V (Civic) zoning district, such as the proposed City park, will meet a need for recreational facilities in the area resulting from population growth.

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."**

Staff finds the existing street system is developed around the subject site, and is therefore expected to have adequate capacity to accommodate traffic generated by the proposed development of this site.

NOTICES MAILED 746 by Planning Department

APPROVALS 0

PROTESTS 0



(6PA-0032-01)

 Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires February 16, 2003

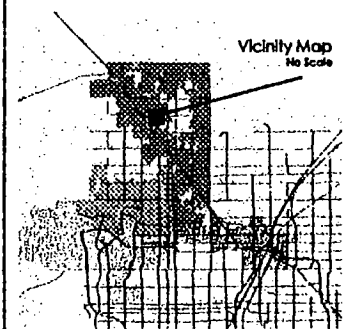


Site Map

-  Beltway
-  Building Footprints
-  City of Las Vegas
-  Parcels

Z-0064-01

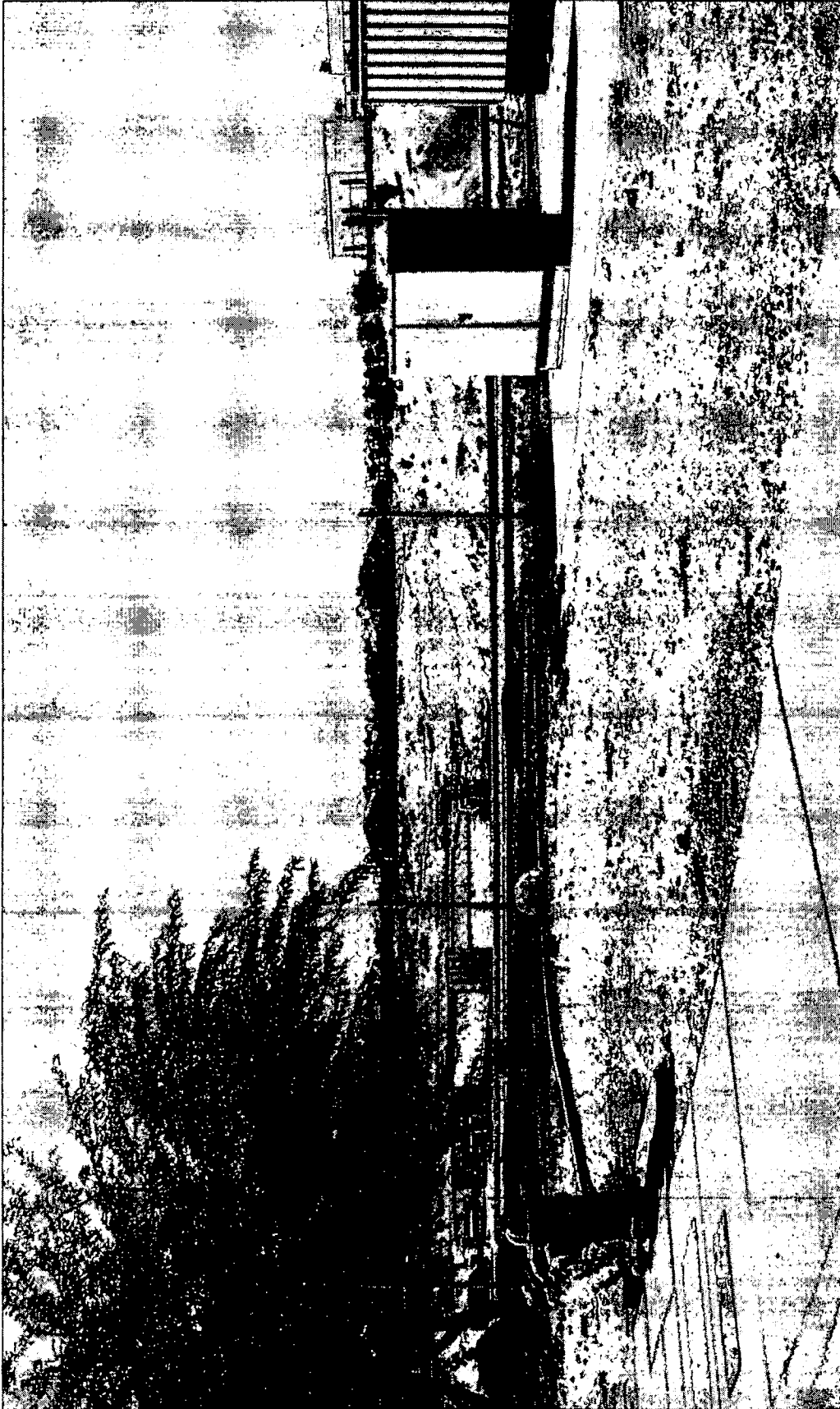
**10-4-01 PC
STAFF**



Real Estate & Asset Management



Date of Draft: 2001/05/26



Z-0064-01 - CITY OF LAS VEGAS - LOCATED ADJACENT TO THE SOUTHWEST CORNER OF
BUFFALO DRIVE AND SUNNY SPRINGS ROAD
OCTOBER 4, 2001 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 167

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 7, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-0033-99 - NADER-NOOROZIAN - Request to Amend a portion of the West Las Vegas Plan FROM: P (Park/School) TO: SC (Service Commercial) on 0.27 acres on the southwest corner of Owens Avenue and "H" Street (APN: 139-27-110-001 and 004), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:**WEEKLY - DENIED - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

NADER NOOROZIAN, 575 South Royal Crest Circle, stated that he spoke to DAVID ROARK, Real Estate and Asset Management, and was told that the City does not need this land for a park. He has tried to rezone this property for two years. He also tried to sell the property, which he did, but the buyer reconsidered. MR. NOOROZIAN asked that either the City acquire the property to use as a park or that he be granted the zone change.

MAYOR GOODMAN recognized the applicant's predicament and stated that he spoke with CITY ATTORNEY BRYAN SCOTT to research to see whether the City could consider some

*City of Las Vegas***Agenda Item No.: 167**

CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Planning & Development Department
Item 167 – GPA-0033-99

MINUTES – Continued:

kind of force-condemnation under the Wetlands case. He assured MR. NOOROZIAN that staff would work with him to reach a resolution. DEPUTY CITY ATTORNEY SCOTT indicated that he will work with the applicant to try to reach a solution, possibly through land acquisition or some other method that the Council sees fit.

No one appeared in opposition.

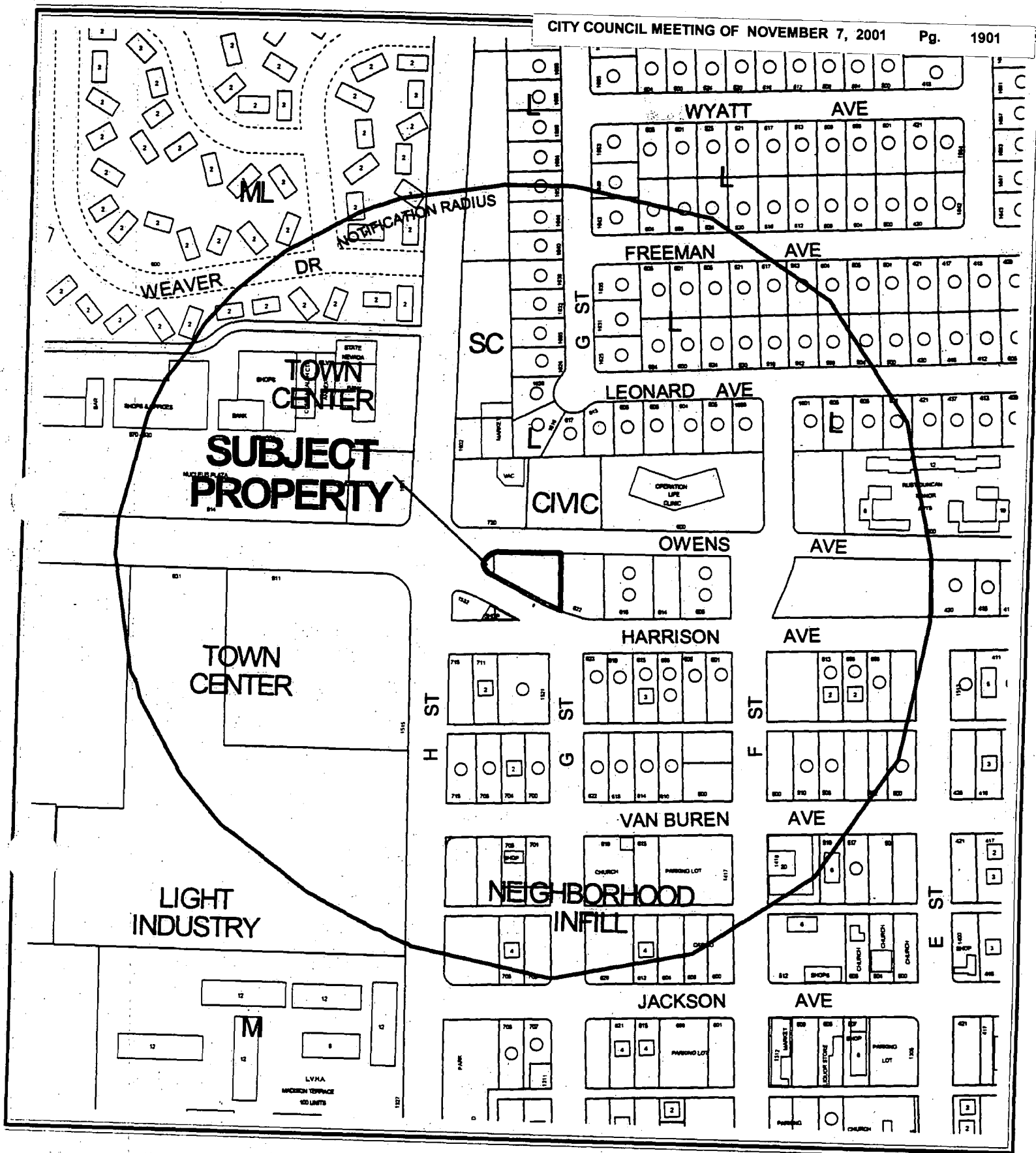
There was no further discussion.

NOTE: COUNCILMAN WEEKLY directed staff to come up with some type of land development plan for this entire island and to work closely with the applicant.

MAYOR GOODMAN declared the Public Hearing closed.

(6:52 – 6:56)

7-2742

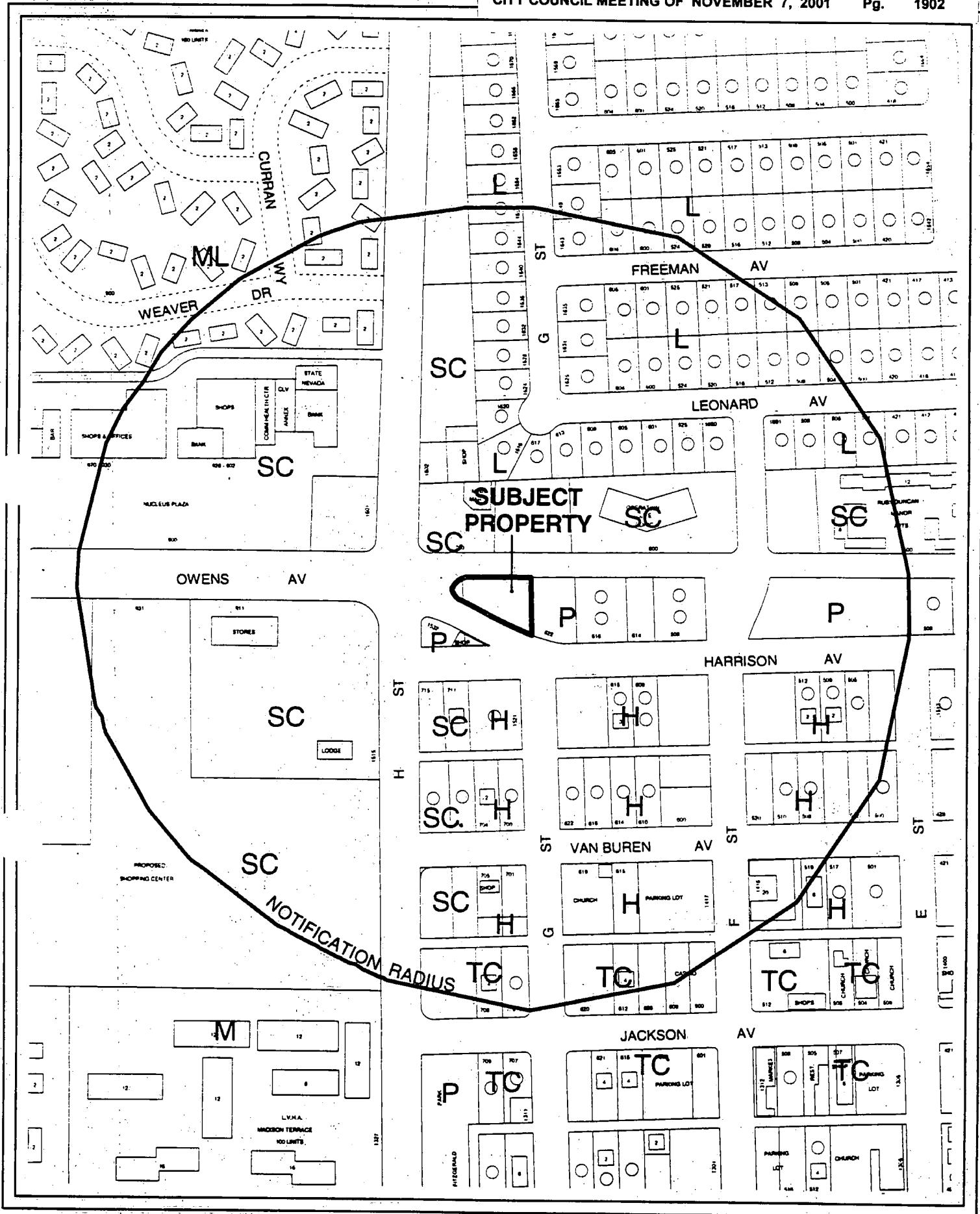


CASE: **GPA-0033-99**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: P (PARK/SCHOOL)

PROPOSED TO: SC (SERVICE COMMERCIAL)



CASE: GPA-33-99

RADIUS: 750 FT

0 300 600 Feet

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2001

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - GPA-0033-99 - Nader-Noorozian

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 3, 2001 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL.

GPA-0033-99 - Page One
November 7, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This amendment of the West Las Vegas Plan from P (Park/ School) to SC (Service Commercial) was filed for the purpose accommodating a commercial use on southeast corner of Owens Avenue and "H" Street. The applicant has filed the application for the following reason:

1. All services including public transportation service the site.

BACKGROUND DATA:

8/12/68 The Coordinated General Plan for the Las Vegas valley was approved and designated the subject parcel as Multi-family Residential (15 – 34 dwelling units per acre).

05/26/77 The land Use Element of the Regional Comprehensive Plan was approved and designated this location as Low Density Residential (3 - 7 dwelling units per acre).

09/02/87 The Las Vegas City Council approved the Reclassification of Property of the site to C-1 (Limited Commercial).

04/01/92 The City Council approved the General Plan of the City of Las Vegas.

03/02/94 The West Las Vegas Plan was adopted by City Council as an element of the City of Las Vegas General Plan. In this plan, both subject parcels were designated for P (Park/ School) uses.

DETAILS OF APPLICATION REQUEST

Site Area: 0.27 Acres

EXISTING LAND USE

Subject Properties:	Undeveloped
North:	Service Commercial
South:	Commercial, Single and Multi-Family Dwellings
East:	Single Family Dwelling
West:	Commercial

GPA-0033-99 - Page Two
November 7, 2001 City Council Meeting

PLANNED LAND USE

Subject Properties: P (Park/ School)
North: SC (Service Commercial)
South: P (Park/ School), SC (Service Commercial)
H (High Density Residential)
East: P (Park/ School)
West: SC (Service Commercial)

EXISTING ZONING

Subject Properties: R-3 (Medium Density Residential)
North: C-1 (Limited Commercial)
South: R-3 (Medium Density Residential)
C-1 (Limited Commercial)
East: R-3 (Medium Density Residential)
West: C-1 (Limited Commercial)

DEFINITIONS, FINDINGS AND ANALYSIS

DEFINITIONS

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 and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also either includes offices individually or grouped as office centers with professional and business services.

P (Parks/ Schools) - This category allows public parks and recreation areas; public facilities such as governmental building sites, police and fire facilities, non-commercial hospitals and rehabilitation sites, schools, and other public or quasi-public uses such as libraries and clubs.

ANALYSIS

The subject site is comprised of two vacant lots located at the southeast corner of Owens Avenue, a primary arterial (minimum right-of-way of 100 feet) and "H" Street, a secondary collector (minimum right-of-way of 80 feet) as classified by the adopted Master Plan of Streets and Highways.

The subject site is unique in that it is surrounded on all but the eastern side by public rights-of-way. The northern portion of the site is on Owens Avenue, the western portion faces the intersection of "H" Street and Owens Avenue, and the southerly portion has access to Harrison Avenue.

GPA-0033-99 - Page Three
November 7, 2001 City Council Meeting

It is the location of the site that led to the designation of the site's land use to be P (Park/ School) in the West Las Vegas Plan. That plan indicates that as the existing land use, that being single family homes on shallow lots, are located between two high-traffic streets and thereby are incompatible from both a safety and a comfort standpoint. It is these conditions that led to the recommendation that the existing homes are relocated to lots to the south as part of a infill program and a linear park/ open space be developed. The resultant park/ open space would become a gateway feature for the area and would act as a buffer to the Old Westside neighborhood. The creation of the park/open space has begun with the completion of the gateway park at the intersection of "B" Street and Owens Avenue, the eastern most extent of the linear park/ open space.

All utilities are available in the vicinity of the parcel. The nearest fire station is about 1.5 miles from the proposed location. A hospital is located about one (1) mile away and the closest metro substation is approximately two (2) miles away. All the utilities and other public service uses are available to this parcel.

Chapter 19A.18.030 of the Las Vegas Zoning Code requires that four conditions to be met in order to justify a General Plan Amendment:

- a. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
- b. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or designations;
- c. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and
- d. The proposed amendment conforms to other applicable adopted plans and policies.
 - With regard to "a" above, the proposed land use categories allows for activities which would be not compatible with those which have been developed on the adjacent lands.
 - With regard to "b" above, the zoning designation of the proposed development is not compatible with the existing adjacent land uses or designations.
 - With regard to "c" above, existing and proposed local infrastructure is adequate for proposed development.
 - In regard to "d" above, as the application does not conform to the West Las Vegas Plan the amendment is not appropriate.

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. In accordance with the above, on October 6, 1999 a neighborhood meeting sponsored by the applicant was held at the Neighborhood Services offices located at 914 West Owens Avenue. Comments from residents and representatives of the West Las Vegas Advisory Board were strongly against the application. Opinions expressed by neighbors included that planned open space was expected to improve the neighborhood and that such a project would take time. The residents also expressed the opinion that there was enough developable commercial land around the area and this requested change is unnecessary.

GPA-0033-99 - Page Four
November 7, 2001 City Council Meeting

FINDINGS

Staff finds that this amendment is not appropriate for the following reasons:

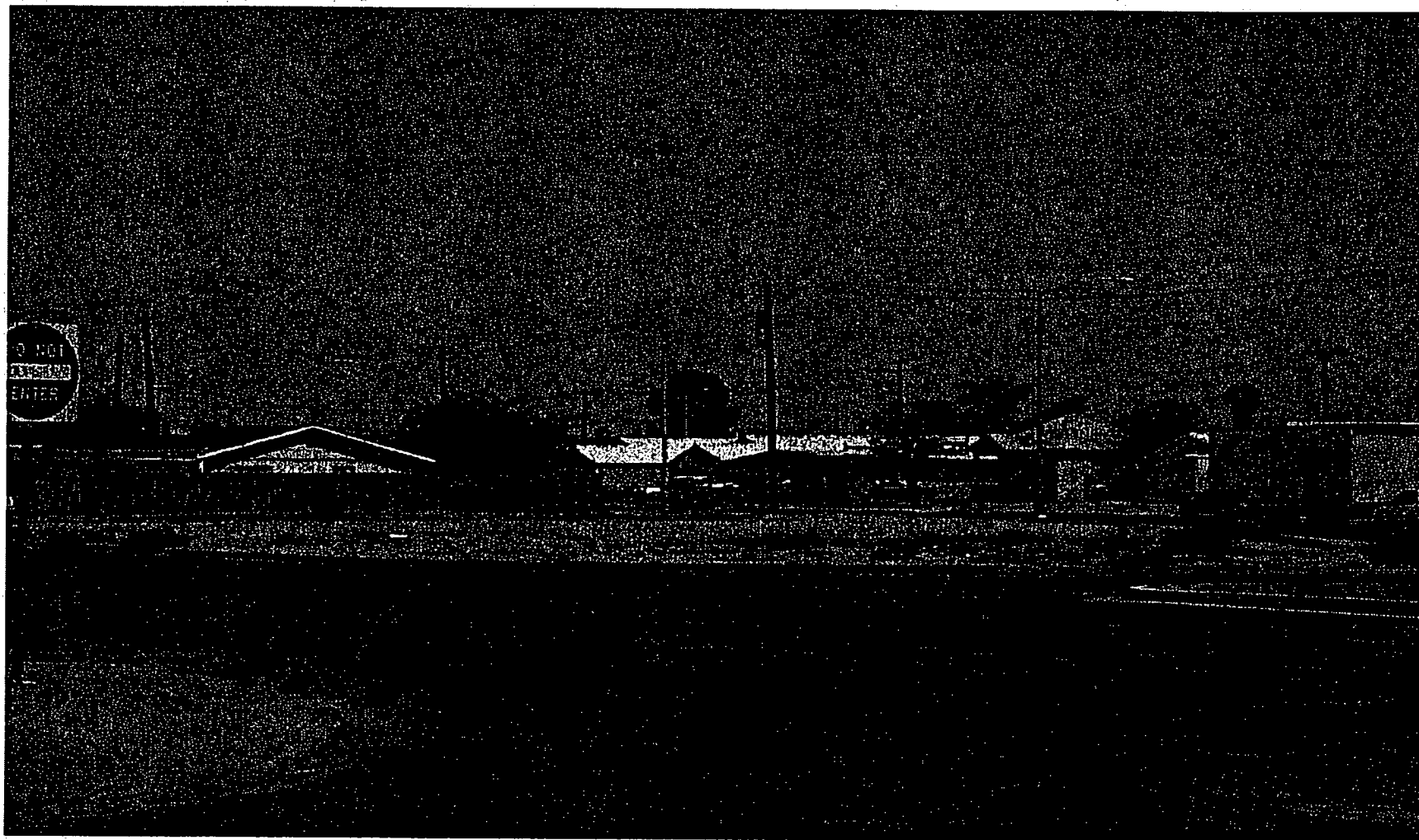
1. The reasons for not having commercial uses is the same for not having residential activities within the strip between Owens Avenue and Harrison Avenue: uses on narrow lots surrounded by two high traffic streets will face problems with safety and comfort.
2. The application is inconsistent with Objective 6 of the West Las Vegas Plan to provide the area with a linear park / open space amenity which will provide an attractive gateway for the neighborhood.
3. The amendment is inconsistent with Objective 6 of the West Las Vegas Plan to provide the area with circulation alternatives such as widen of Owens Avenue from "H" Street to "B" Street to allow two-way traffic on a street with the same dimensions as that west of "H" Street.
4. This application does not meet the requirements of Section 19A.18.030 of the City of Las Vegas Zoning Code regarding subsections a, b, and d.

NOTICES MAILED 110 by Planning Department

APPROVALS 0

PROTESTS 0

[The Planning Commission voted to recommend DENIAL of the request, finding that the requested land use category allows for activities that are not compatible with existing and planned land uses on adjacent land, and the request is inconsistent with objectives of the West Las Vegas Plan.]



GPA-0033-99 - NADER NOOROZIAN
SOUTHWEST CORNER OF OWENS AVENUE AND "H" STREET
AUGUST 23, 2001 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 168

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: NOVEMBER 7, 2001**

DEPARTMENT: CITY CLERK**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION****SUBJECT:**

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS AND DANGEROUS BUILDINGS OR NUISANCE/LITTER ABATEMENTS

NL 9999 N. 15TH STREET, NL 4509 E. BONANZA ROAD, SNC-0003-01, U-0099-91(2), U-0040-96(1), U-0129-01, U-0130-01, U-0133-01, V-0045-98(1), VAC-0031-01, Z-0071-00(2)&U-0145-01(1)&U-0146-01(1)&U-0147-01(1) - 11/21/2001 AGENDA

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 7, 2001

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

None.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 7, 2001

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MINUTES:

DOROTHY BARNES, 2575 Sherwood, Apt. 26A, addressed her concerns regarding segregation and its affect on people's freedom. She wants her name off the organized crime list for not supporting certain programs. These problems have caused her to be homeless and caused her disability benefits to be discontinued. Additionally, she is being evicted.

(6:56 – 6:59)

7-2927

AL GALLEG0, citizen of Las Vegas, noted that he would prefer COUNCILWOMAN McDONALD to sing rather than HANK GORDON. He heard her sing the Star Spangled Banner, and it brought tears to his eyes.

(6:59 – 7:00)

7-3074

MEETING ADJOURNED AT 6:59 P.M.