Sent by Facsimile
562-6993 **(Lyn Maloney** - to verify count)
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DR. WM. J. GARNER	Las Vegas, NV	Dr. Wm. J. Garner
2	Martha B. Garner	Las Vegas, NV	Martha B. Garner
3	Dorothy M. Quinn	Las Vegas, NV	Dorothy M. Quinn
4		Las Vegas, NV	

TOTAL P.01

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

		PRINT NAME	ADDRESS	SIGNATURE
*	1	GARY NELSON	9030 W. SAHARA #138 Las Vegas, NV 89117	
*	2	JUDI M. NELSON	9030 W. SAHARA # 138 Las Vegas, NV 89117	
	3		Las Vegas, NV	
	4		Las Vegas, NV	

* RESIDENCE IS 7900 ROCKWIND CT.

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	PETE LEXIS	Las Vegas, NV	Pete Lexis
2	PETE LEXIS	Las Vegas, NV	Pete Lexis
3	PETE LEXIS	Las Vegas, NV	Pete Lexis
4	PETE LEXIS	Las Vegas, NV	Pete Lexis

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK CRAVEN	2121 S. CIMARRON RD Las Vegas, NV 89117	Mark R Craven
2	KATHRYN CRAVEN	2121 S. CIMARRON RD Las Vegas, NV 89117	Kathryn RJ Craven
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	SCOTT HICKS	1705 GUTHRIE DR Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Donna Stratton	2001 BOGART CT Las Vegas, NV	Donna W. Stratton
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CONNIE BUSSE	2160 ALEXA BREANNE CT Las Vegas, NV 89117	Connie Busse
2	WILLIAM BUSSE	2160 ALEXA BREANNE CT Las Vegas, NV 89117	William Busse
3	LORIE GROVER	2160 ALEXA BREANNE CT Las Vegas, NV 89117	Lorie Grover
4	CARL BUSSE	2160 ALEXA BREANNE CT Las Vegas, NV 89117	Carl Busse

NOV-13-03 07:41am From-AIR SYSTEMS +7023622347 T-569 P.01/01 F-678

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	NANCY MORSE	Las Vegas, NV	Nancy Morse
2	ROBERT MORSE	Las Vegas, NV	Robert Morse
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Thomas P. Garetto Jorina L Garetto	1500 Ten Palms Court Las Vegas, NV 89117	Thomas P. Garetto Jorina L Garetto
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Susan Gormley	1827 Belcastro St Las Vegas, NV	Susan Gormley
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	STACY L BALLIF	1401 TUMBERRY ST Las Vegas, NV 89117	Stacy L Ballif
2	SPENCER BALLIF	1401 TUMBERRY ST Las Vegas, NV 89117	Spencer Ballif
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James W. Coleman	8001 Del Rey Ave Las Vegas, NV 89117	James W. Col
2	Maria Teresa Coleman	8001 Del Rey Ave Las Vegas, NV 89117	Maria Teresa Coleman
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Donna Hoffman-Anspach	1509 Golden Oak Las Vegas, NV 89117	Donna Hoffman-Anspach
2	LARRY ANSPACH	1509 Golden OAK DR Las Vegas, NV 89117	Larry Anspach
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Wendy Rather Bolick	1509 Padova Dr. Las Vegas, NV 89117	Wendy Rather Bolick
2	Robert L Bolick	1509 Padova D Las Vegas, NV 89117	Robert L Bolick
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DONALD NEWNAN	2280 Casa Bella Ct. Las Vegas, NV 89117	Donald Newnan
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Susan Gormley	1827 Belcastro St Las Vegas, NV	Susan Gormley
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Shirley Collins	Las Vegas, NV	Shirley Collins
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 **(Lyn Maloney - to verify count)**

385-7268 **(Planning Department Staff)**

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kelly A. Collins	2001 Diamond Bar Dr. Las Vegas, NV 89117	Kelly A. Collins
2	Alan P. Abkar	2001 Diamond Bar Dr. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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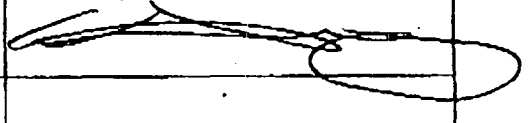
GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	William F. Terry	1900 Casa De Elegante Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James Rogers	7541 Crystal Ridge Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DOUGLAS MILLER	7429 DOE AVE Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ALAN POTTS	8417 VIBRANT DR Las Vegas, NV 89117	
2	JOSEPHINE POTTS	8417 VIBRANT DR Las Vegas, NV 89117	J. Potts
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Brian K Berman	1340 Marina Del Rey Ct Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Nov 12 03 10:10a Brian K Berman 7023826450 P.1

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Charles Macy	7521 Crystal Forest Dr. Las Vegas, NV	Charles Macy
2	MELINDA MACY	7521 CRYSTAL FOREST DR. Las Vegas, NV	Melinda Macy
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 **(Lyn Maloney** - to verify count)
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James D. Spoka	7420 Silver Palm Las Vegas, NV 89117	James D. Spoka
2	James D. Spoka	7420 Silver Palm Las Vegas, NV 89117	James D. Spoka
3	James D Spoka	7420 Silver Palm Las Vegas, NV 89117	James D. Spoka
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Lyn — Thank you for taking this on. I will send a check to Russ. I am selling my home but hoping the neighborhood will stay some.

Dear Planning Commissioners:

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Suzanne Villa 2010 L

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Suzanne Villareale	2010 LORO CT Las Vegas, NV 89117	Suzanne Villareale
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Malon ey - to verify count)**
385-7268 **(Planning D epartment Staff)**

To: Las Vegas City Plar ning Commissioners
Attention: **Bob Gir ser, Kyle Walton**
731 South Fourth Si reet
Las Vegas, NV 89101

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PLEASE COUNT AND R ECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael P. Hickey	7424 OAK GROVE Las Vegas, NV	Michael P. Hickey
2	Joan Hickey	7424 OAK GROVE Las Vegas, NV	Joan A. Hickey
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Ronald Faiss	2210 Diamond Bar Las Vegas, NV 89117	Ronald Faiss
2	Teresa Faiss	2210 Diamond Bar Las Vegas, NV 89117	Teresa Faiss
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney** - to verify count)
385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Lorna Hetzel	Las Vegas, NV	
2	Cynthia Hetzel	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney** - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard A. Fry	2110 LORO COURT Las Vegas, NV 89117	Richard A. Fry
2	Gloria J. Fry	2110 LORO COURT Las Vegas, NV 89117	Gloria J. Fry
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	WAYNE T. TSUMA	8500 MONTAGO VALLEY AVE Las Vegas, NV	Wayne T Tsuma
2	CATHERINE L. TSUMA	8500 MONTAGO VALLEY AVE Las Vegas, NV 89117	Catherine L. Tsuma
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	TREVOR NOGUEIRA	1871 S. VALDEZ Las Vegas, NV 89117	T Nogueira
2	LAVINIA NOGUEIRA	1871 S. VALDEZ Las Vegas, NV 89117	L M Nogueira
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	BRIAN BURGOYNE	1901 Blackwater Court Las Vegas, NV	Brian Burgoyne
2	Velinda Burgoyne	1901 Blackwater Court Las Vegas, NV	Velinda Burgoyne
3		Las Vegas, NV	
4		Las Vegas, NV	

Nov 11 03 11:04p Brian Burgoyne 702-242-5940 p.1

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Charles Moore	7421 Oak Grove Ave. Las Vegas, NV, 89117	Charles M. Moore
2	Kathryn Moore	7421 Oak Grove Ave Las Vegas, NV 89117	Kathryn Moore
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 **(Lyn Maloney - to verify count)**

385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	R. MARKIN	2100 STRADA M.A Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK & CHERYL SCOTT	2030 MARIANA BAY CT. Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CATHERINE SELLS	1600 FAIRGATE CT Las Vegas, NV	Catherine A Sells
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Judy Leeper	1900 Quail Pt Ct. Las Vegas, NV 89117	Judy Leeper
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney** - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	P. VANASSCHE	2130 AMERICAS CUP CIR. Las Vegas, NV	
2	R. VANASSCHE	2130 AMERICAS CUP CIR Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	FLORENCE BOLATIN	Las Vegas, NV	F. Bolatin
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	P. VANASSCHE	2130 AMERICAS CUP CIR. Las Vegas, NV	
2	R. VANASSCHE	2130 AMERICAS CUP CIR Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	PATRICIA L. PRINCE	7428 OAK GROVE AVE Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 **(Lyn Maloney - to verify count)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Paul V Sylvester	1701 Guthrie Dr Las Vegas, NV 89117	Paul V Sylvester
2	Kathryn Sylvester	1701 Guthrie Dr Las Vegas, NV 89117	Kathryn Sylvester
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Fred M. Schenkel	7540 Crystal Cave Dr. Las Vegas, NV 89117	
2	Lisa G. Schenkel	7540 Crystal Cave Dr. Las Vegas, NV 89117	Lgschenkel
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Joseph F. Kleips	8504 DEL REY AV. Las Vegas, NV 89117	
2	Manit Kleips	8504 DEL REY AV Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

hp officejet d145
printer/fax/scanner/copier

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

Fax-History Report for
Maloney
702 562 6993
Nov 11 2003 11:13am

Last Transaction

Date	Time	Type	Identification	Duration	Pages	Result
Nov 11	11:12am	To:	Las Vegas City Planning Commissioners Attention: **Bob Ginser; Kyle Walton** 731 South Fourth Street Las Vegas, NV 89101-2949	0:49	2	Jammed

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Shari Davidson	2020 Lord Ct Las Vegas, NV 89117	Shari Davidson
2	Steve Davidson	2020 Lord Ct Las Vegas, NV 89117	Steve Davidson
3		Las Vegas, NV	
4		Las Vegas, NV	

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385-7268 **(Planning Department Staff)**

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	KENNETH D LEY	2005 GRAND ISLAND Court Las Vegas, NV 89117	
2	TRACY LEY	2005 GRAND ISLAND Court Las Vegas, NV 89117	Tracy Ley
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 **(Lyn Maloney - to verify count)**

385-7268 **(Planning Department Staff)**

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Earl Ohlson	7130 DOE AVE Las Vegas, NV 89117	Earl Ohlson
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Dorothy Gioia	8324 Vibrant Dr Las Vegas, NV 89117	Dorothy Gioia
2	Edward Gioia	8324 Vibrant Dr Las Vegas, NV 89117	Edward Gioia
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Sue Chin	8000 Del Rey Ave. Las Vegas, NV 89117	
2	Tony Chin	8000 Del Rey Ave. Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JUDITH B BAILEY	2031 ALEXA BREAUNE CT Las Vegas, NV 89117	Judith B Bailey
2	J. PARKER BAILEY	Las Vegas, NV	J Parker Bailey
3		Las Vegas, NV	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address	
1.	Alice M Kaufmann	Alice M. Kaufmann	1700 English Oak	89
2.	ROBERT F. KAUFMANN	Robert F Kaufmann	1700 ENGLISH OAK ST., LV, NV 89117	
3.	Amy C. Kaufmann	Amy C Kaufmann	1700 English Oak	8
4.				
5.				

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her liaison Tracy Hurless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2879.
Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

Sent by Facsimile
562-6993 **(Lyn Maloney** - to verify count)
385-7268 **(Planning Department Staff)**

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard Cheval	8416 del Rey ave Las Vegas, NV 89117	R. Chl
2	Teresa A. Cheval	8416 del Rey ave Las Vegas, NV 89117	Teresa A. Cheval
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	HAROLD W. UECKERT	8417 Eddy Stone Ave Las Vegas, NV 89117	
2	Sharyn R. UECKERT	8417 Eddy Stone Ave Las Vegas, NV 89117	Sharyn R. Ueckert
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	D DAVID DAHL	7900 ROXBURGH CASTLE AV. Las Vegas, NV 89117	
2	EVELYN L. DAHL	7900 ROXBURGH CASTLE AV. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ALICE K KEYES	2201 ROSANNA ST Las Vegas, NV 89117	Alice K Keyes
2	GEOFFREY KEYES	2201 ROSANNA ST Las Vegas, NV 89117	Geoffrey Keyes
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	FRANK TSOU	2187 S. VALADEZ ST. Las Vegas, NV	
2	HELEN DU	2187 S. VALADEZ ST. Las Vegas, NV	
3	JULIE LIU	2187 S. VALADEZ ST Las Vegas, NV	
4	EMILY TSOU	2187 S. VALADEZ Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Bernadette M. Mashas	8004 Del Rey Avenue Las Vegas, NV 89117	Bernadette M. Mashas
2	Earl K. Fisk	8004 Del Rey Ave Las Vegas, NV 89117	Earl K. Fisk
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Marilyn B. Glovinsky	1913 Crystal Glen Ct Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Goesel Anson	2001 Alexa Breanne Las Vegas, NV 89117	Goesel Anson
2	John Anson	2001 Alexa Breanne Las Vegas, NV 89117	John Anson
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Peter John Talabis	2217 Paseo Ct. Las Vegas, NV 89117	
2	Hannelore Talabis	2217 Paseo Ct. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS MORGAN	8524 MONTALO VALLEY AVE Las Vegas, NV 89117-9022	Thomas Morgan
2	DIANA MORGAN	8524 MONTALO VALLEY AVE Las Vegas, NV 89117-9022	Diana Morgan
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	SCOT G BUGBEE	1871 JASMINE JOY CT Las Vegas, NV 89117	
2	TAMI L. BUGBEE	1871 JASMINE JOY CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 **(Lyn Maloney - to verify count)**

385-7268 **(Planning Department Staff)**

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael Gaughan Jr.	Las Vegas, NV	
2	Sally S. Gaughan	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS Phillips	2240 Jamaica Ct Las Vegas, NV 89117	
2	KIMBERLY A. PHILLIPS	2240 Jamaica Ct Las Vegas, NV 89117	Kimberly A. Phillips
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JoLin Zobrist	Las Vegas, NV	
2	Gerry Zobrist	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
862-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kirstin Naylor	1701 Cuno Ct Las Vegas, NV 89117	KNaylor
2	KARL FIKES	1701 CUNO CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

		PRINT NAME	ADDRESS	SIGNATURE
*	1	GARY NELSON	9030 W. SAHARA #138 Las Vegas, NV 89117	
*	2	JUDI M. NELSON	9030 W. SAHARA # 138 Las Vegas, NV 89117	
	3		Las Vegas, NV	
	4		Las Vegas, NV	

* RESIDENCE IS 7900 ROCKWIND CT.

Sent by Facsimile

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JEAN M. GREEN	1760 Balcastro St Las Vegas, NV 89117	Jean M. Green
2	William W. Green	1760 Balcastro St. Las Vegas, NV 89117	William W. Green
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Laura Seibert	Las Vegas, NV	Laura Seibert
2	Dolores Brown	Las Vegas, NV	Dolores Brown
3	William Lunt	1666 Red Rock St Las Vegas, NV 89146	
4	Jim Schinnick	6333 Vista Verde Las Vegas, NV	J Schinnick

Sent by Facsimile

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JOE DE LA PAZ	Las Vegas, NV	Joe de la Paz
2	Maria Brollini	Las Vegas, NV	Ma Brollini
3	Mark Ciotto	5437 DEL REY AVE Las Vegas, NV 89146	Mark Ciotto
4	Martha Murray	Las Vegas, NV	Martha Murray

Sent by Facsimile
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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kirsten Moell	1595 Redrock Las Vegas, NV 89146	Kirsten Moell
2	Sybil Richardson	1605 Red Rock Las Vegas, NV 89146	
3	Mike Foley	6304 Vista Verde Las Vegas, NV 89146	
4	Sherri Foley	6304 Vista Verde Las Vegas, NV 89146	Sherri Foley

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jose M. Moreno	2109 Verdinal Dr Las Vegas, NV	
2	Andrea Reitz	1912 Blue Jay Ct Las Vegas, NV	
3	Dario Dominici	5706 Obannon Dr Las Vegas, NV	
4	JON SASSE	6809 Adobe Ct. Las Vegas, NV	

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SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Gundula Tabaa	6601 O'Bannon Dr. Las Vegas, NV 89146	
2	Lisa Fromhart	5711 O'Bannon Dr Las Vegas, NV 89146	Lisa Fromhart
3	Denise Reitz	1912 Bluejay Ct Las Vegas, NV 89146	
4	Hickman Jeffrey	6213 Vista Verde Las Vegas, NV 89146	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The **Master Plan Revision of November 1998** converted this area from **RE** (Residential Estate to **DR** (Desert Rural). The proposed change is inconsistent with the **Master Plan Revision** and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jon Larson	2004 Sparkview Dr Las Vegas, NV 89146	
2	Linda Medina	1912 Shimmerstar Dr Las Vegas, NV 89146	
3	Cynthia Jones	Las Vegas, NV	
4	Connie King	Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Dana Deley	6656 Cobalt Ln Las Vegas, NV 89148	Dana E. Deley
2	Judy DuBois	2047 Westwinds Ct Las Vegas, NV	Judy DuBois
3	John DuBois	" Las Vegas, NV	John M. DuBois
4	SHERRY PICKER	1901 VERDINAL DR Las Vegas, NV	Sherry Picker

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kenneth Cooper	6301 Vista Verde No Las Vegas, NV 89146	
2	Robert E. Daigle	6509 O'Banion Dr Las Vegas, NV 89146	
3	Gina Carbone	6159 W. Oakey Blvd Las Vegas, NV 89146	
4	Gilbert Medina	1912 Eliminator Dr Las Vegas, NV 89146	

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FAX COVER SHEET

TO: Las Vegas City Planning Attention: Bob Ginser, Kyle Walton 731 S. 4th St.)	From: MARY BARTSAS
RE: Buffalo Ave. Master Plan Revision	Date: 11/13/03
FAX: 385-7268	Phone:

Total pages, including this page: 2

MESSAGE: Mr. Bob Ginser:

I approve the Master Plan Revision from R-E or R-1 to be changed to C-1 Commercial on Buffalo - on all of Buffalo Avenue - since it is a major section line as well as all half section and section lines on Buffalo to be zoned for commercial use - on your November 20, 2003 Planning Commission meeting.

Thanks, kindly.

Mary Bartsas

MB/kb

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

NOTE: The information contained in this facsimile transmission is intended to be sent only to the stated recipient of the transmission. If the reader of this message is not the intended recipient or the intended recipient's agent, you are hereby notified that any dissemination, distribution or copying of the information contained in this facsimile transmission is prohibited. you are further asked to notify us of the error as soon as possible at the above telephone number and return the facsimile documents to us immediately by mail at the address shown above. Thank you for your cooperation.

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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CITY CLERK
2003 DEC 17 P 1:45

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Larry Hicks	1501 Monterssouri Las Vegas, NV	
2	Nancy Fallon	Las Vegas, NV	
3	Loretta Fallon	Las Vegas, NV	
4		Las Vegas, NV	

Items 8-9-11

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DIONE WHEATON	7805 N Charleston #335 Las Vegas, NV 89117	
2	Rochelle Schreiner	3032 Pelican Beach Las Vegas, NV 89117	Rochelle Schreiner
3	DONA MARDER	9604 Rancho Palmas DR Las Vegas, NV	
4	Danielle Anderson	6365 Black Swan Ln Las Vegas, NV 89118	

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Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (*Planning Department Staff*)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	5782 S. Pioneer Way Las Vegas, NV 89113	[signature]
2	GRANT HOPKINS	7104 ESTERDA AVENUE Las Vegas, NV 89129	[signature]
3	[illegible]	1582 Skyflower Ct Las Vegas, NV 89123	[signature]
4	Donalee Watters	5496 Night Swim Lane Las Vegas, NV	[signature]

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Hi Dawn. Fax back to 804 0171

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glusey, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Erin Moss	7173 Bayville Las Vegas, NV 89119	
2	JEFF Wescott	1177 Pinnacle Dr Las Vegas, NV 89015	
3	Kathy Calanton	959 Countrybrook Las Vegas, NV 89123	
4	Lisa Mitchell	Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To. Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Welton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Maryanne Becker	1214 Redjade Las Vegas, NV 89014	Maryanne Becker
2	Rita DePisa	1534 Roughridge Las Vegas, NV 89014	Rita L DePisa
3	AL DEPISA	1534 Roughridge Las Vegas, NV 89014	Al Depisa
4	Aurora Nerone	2482 Ram King Las Vegas, NV 89014	Aurora Nerone

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Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CARLA M Fritch	11075 Alonza St Las Vegas, NV 89141	Carla Fritch
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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2003 DEC 17 P 1:51

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385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	HAROLD RUSSELL	4005 CALLE MIRADOR Las Vegas, NV 89103	
2	MARK EVANS	1116 CANADIAN RIDGE Las Vegas, NV 89117	
3	Anthony L Smith	Las Vegas, NV	
4	NEAL TRUMBO	6554 W. Alton Las Vegas, NV 89119	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ANAMaria Mora	303 Hermon Av #165 Las Vegas, NV [redacted]	
2	Brian Hastings Fox	516 Alta Las Vegas, NV	
3	Robert Wisser	535 Buena Vista Las Vegas, NV	
4	Jaime Morillo	350 Cactus Shadow Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	3580 Desert Mirage Las Vegas, NV 89121	[illegible]
2	FRANKIE FLOYD	1825 Lewis #105 Las Vegas, NV	[illegible]
3	[illegible]	320 S 11th Las Vegas, NV	[illegible]
4	[illegible]	[illegible] Las Vegas, NV	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	[illegible] Las Vegas, NV 89123	
2	[illegible]	4483 Terra Fresca Las Vegas, NV	
3	Marilyn Gerkmeyer	Las Vegas, NV	Marilyn Gerkmeyer
4	Sung Kim	232 Division Ct Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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CITY CLERK
2003 DEC 17 P 1:52

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Sally Mazzola	10664 Villa Tides Las Vegas, NV 89134	
2	Betty Sorrell	3404 Avalon Ave Las Vegas, NV 89107	
3	Sharon Davis	6255 W. Tropicana #99 Las Vegas, NV	
4	[illegible]	10175 Concha Ave Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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2003 DEC 17 P 1:5

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DANIELA JAGRON	Las Vegas, NV	
2	LJUBICA JAGRIC	Las Vegas, NV	
3	Teodora Marcheta	4 Candace Cove Ct Las Vegas, NV	
4	VARICE BUSINESS	3150 S DECATUR #140 Las Vegas, NV 89102	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	[illegible] Las Vegas, NV 89107	[illegible]
2	[illegible]	4775 S. Torrey Pines #406 Las Vegas, NV 89121	[illegible]
3	[illegible]	915 S. Stephanie St #713 Las Vegas, NV [illegible]	[illegible]
4	[illegible]	6209 Burnt Hills Ct. Las Vegas, NV	[illegible]

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1		Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Please Give Docket Number 04-C177

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention Bob Ginsler, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2003 DEC 17 P 1:52

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Brad Thompson	11 Ponytail St Henderson Las Vegas, NV 89015	
2	Aysha Mitchell	7800 Sea Spray Las Vegas, NV 89128	
3	Daniel Burkhead	2930 Reiger Ct Las Vegas, NV 89117	
4	Marcia Mitchell	7800 Sea Spray Las Vegas, NV 89128	

EXHIBITS IN SUPPORT

OF

GPA-2993

ZON-3176

SDR-3177

VAC-3178

Submitted at City Council
Date 12/17/03 Item #150

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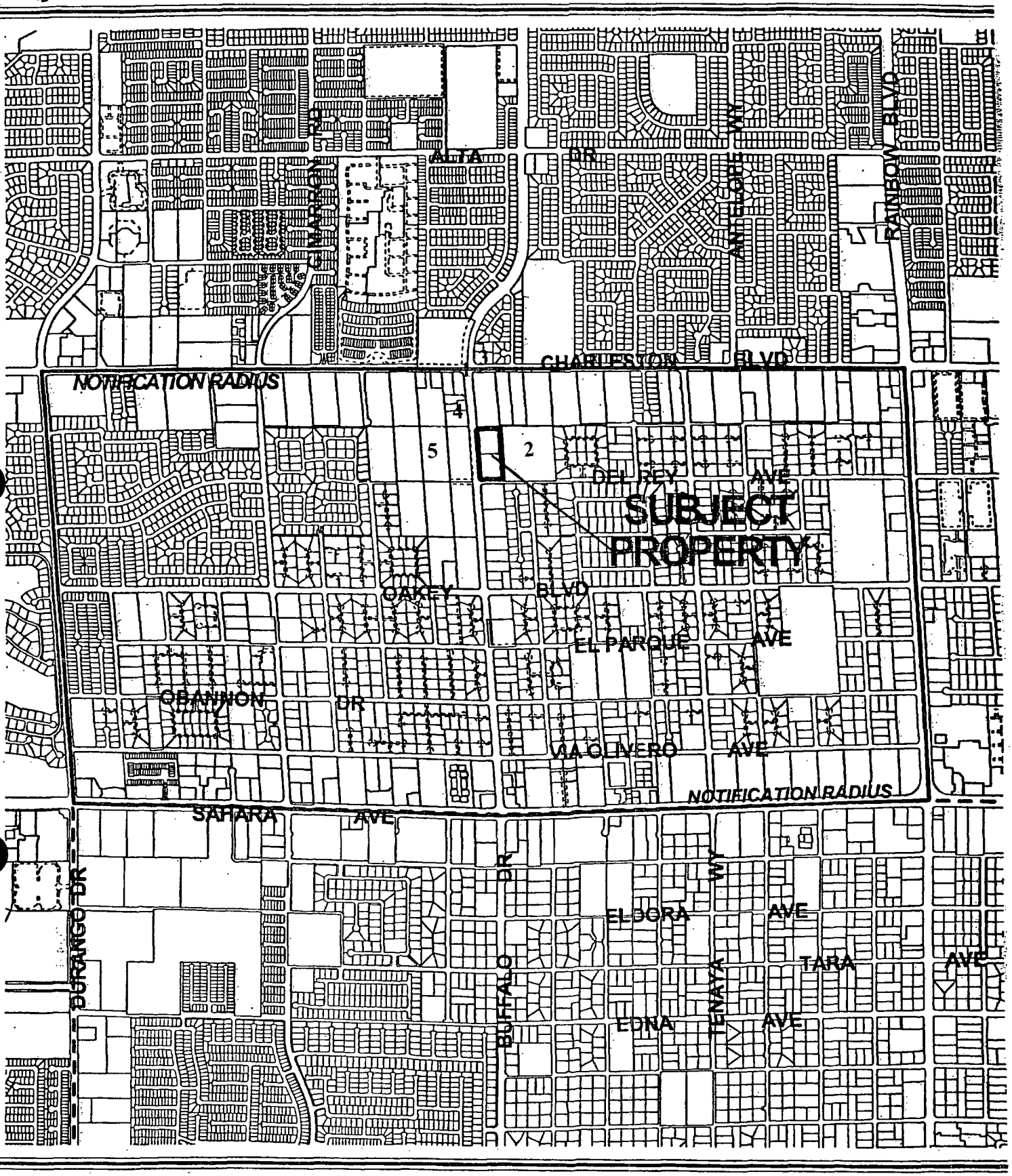
Tab 7: Examples of City Code and Policies Supporting Applications.

Tab 8: Analysis of Protest Petitions.

Tab 9: Planning Commission and Staff Recommendations.

Tab 10: Neighborhood Petitions in Support.

Tab 11: Other Support Petitions.



0 1000 2000 Feet

CASE: ZON-3176

RADIUS: 2 MILES & SPECIAL

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

Index of Photographs Surrounding Proposed Project

1. Charleston and Buffalo

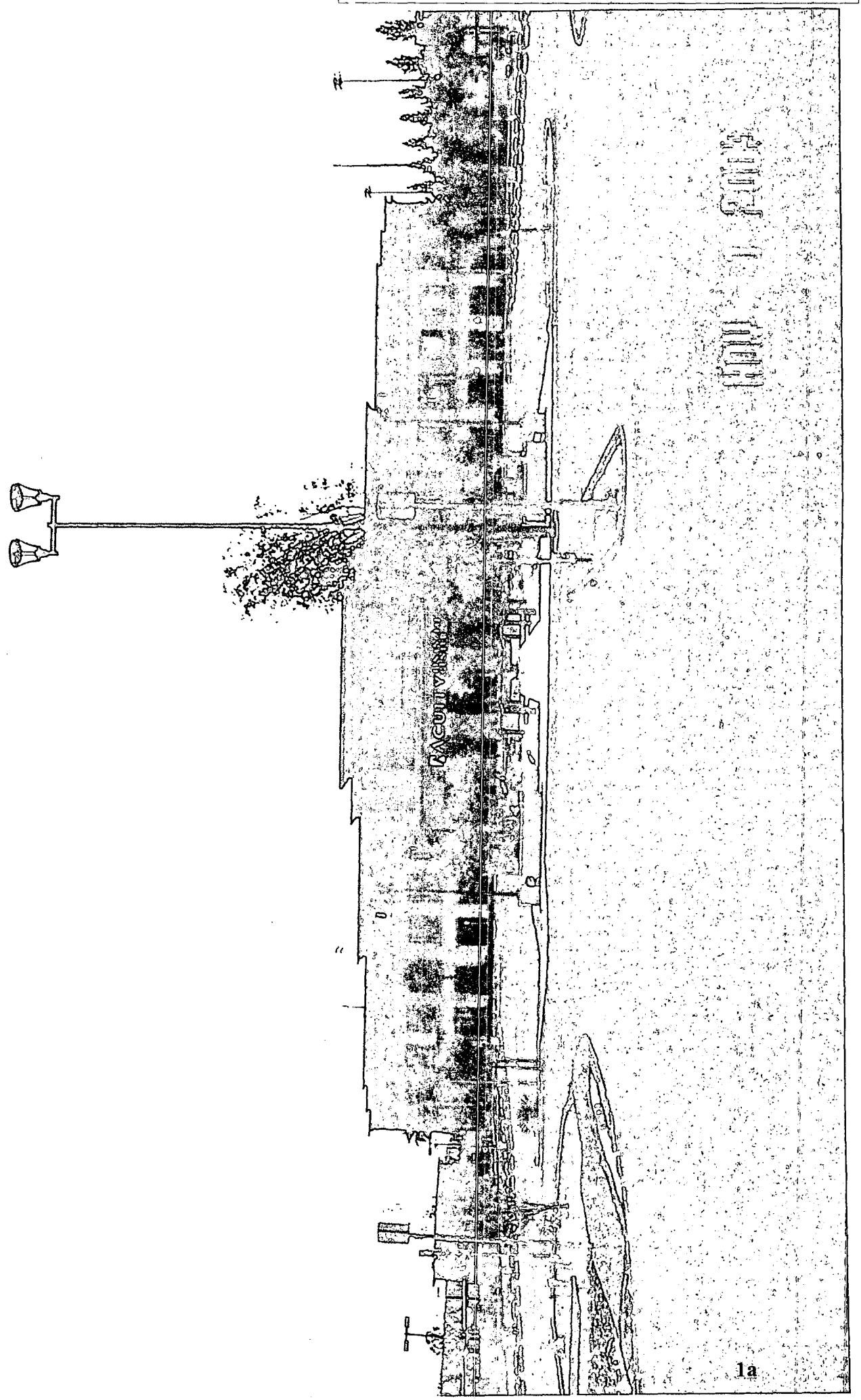
    a. Photograph Taken on Charleston looking South
    b. Photograph Taken on Charleston looking East
    c. Photograph Taken on Charleston looking Southeast
    d. Photograph Taken on Charleston looking West
    e. Photograph Taken on Charleston looking Southwest
    f. Photograph Taken on Buffalo looking Southwest
    g. Photograph Taken on Buffalo looking Northwest

2. BLM property with Radio Transmission Tower

3. Kilroy's Tavern

4. Carwash

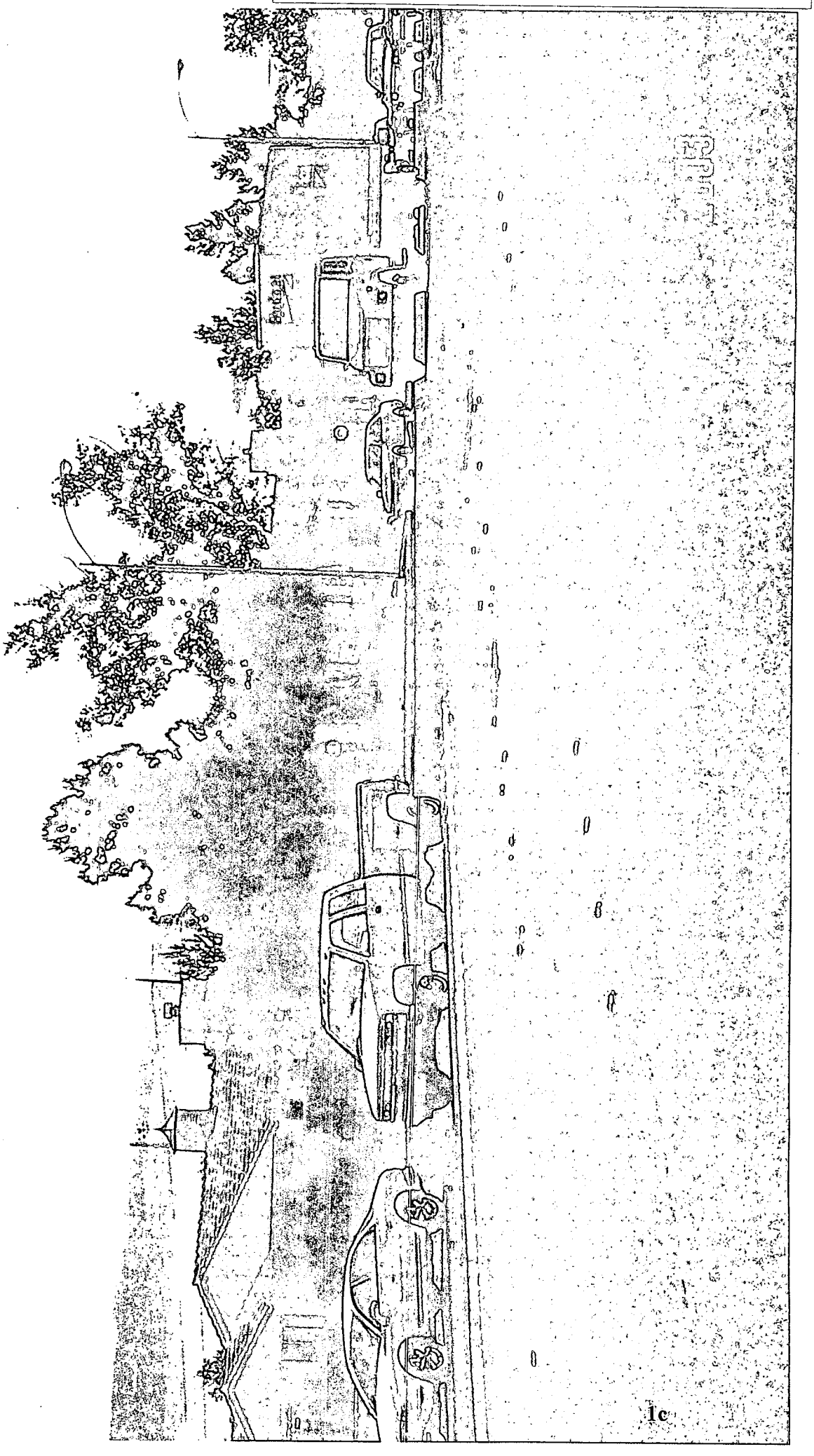
5. All American Park



1a

S 1100
SPACIOUS 1 & 2 BRMS
WITH
ATTACHED 2 CAR
ASK US ABOUT OUR
MOVE IN SPECIALS!
Leasing Buffalo Highlands
NOV 1 2003

1b



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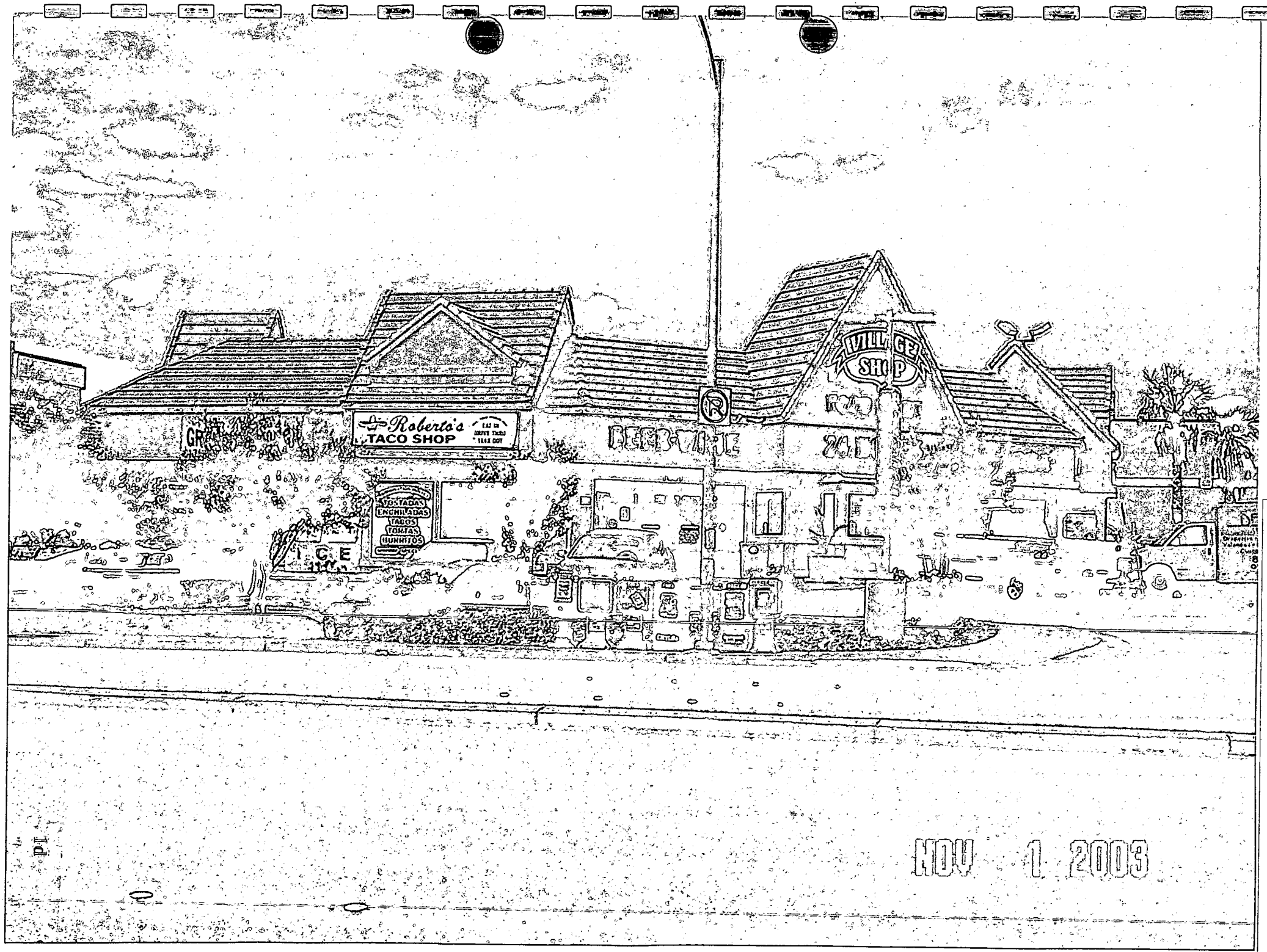
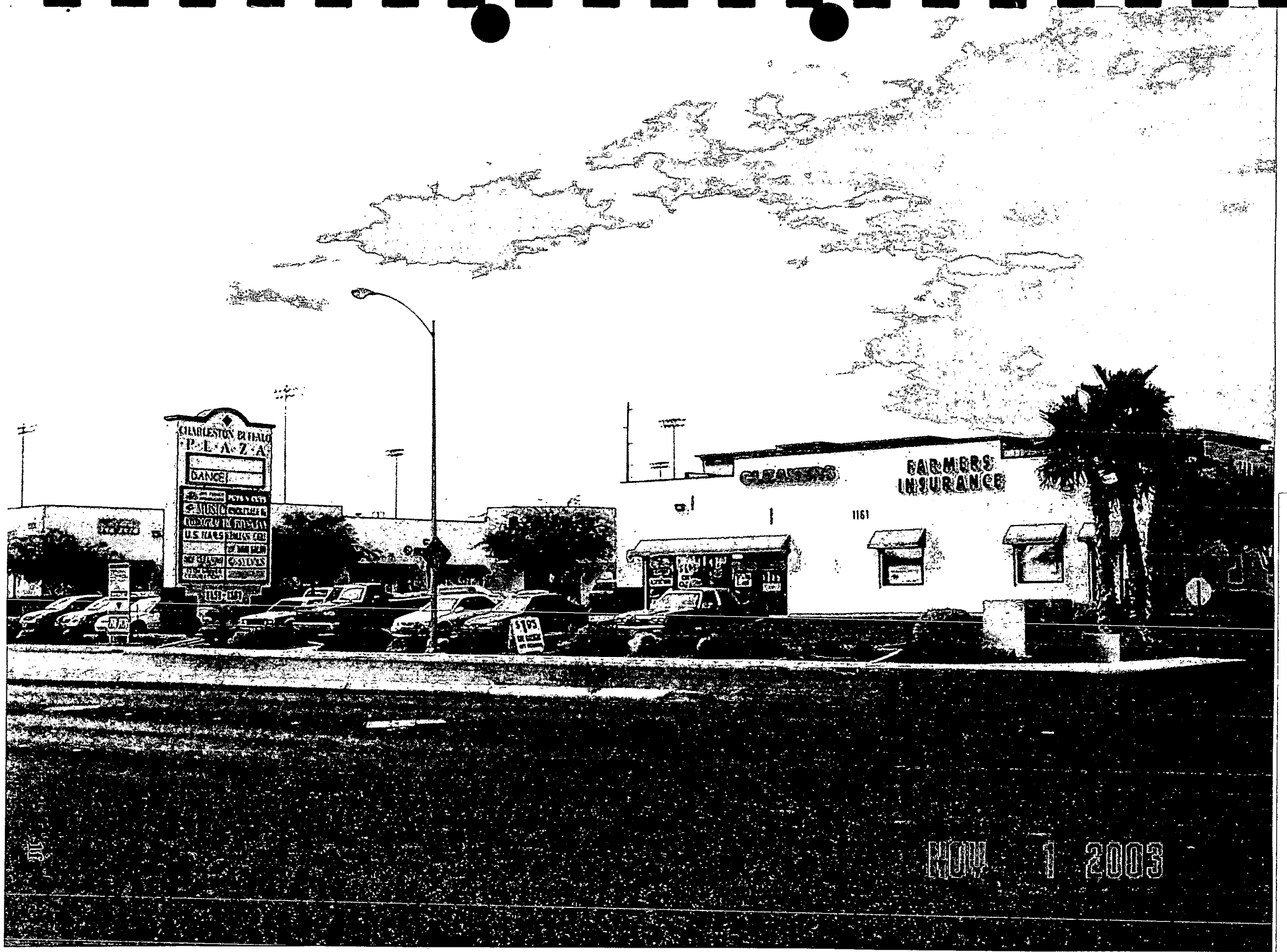

Roberto's
TACO SHOP
VILLAGE
SHOP
ICE
TOSTADAS
ENCHILADAS
TACOS
TORTAS
BURRITOS
NOV 1 2003

Mobil
1.64
1.75
1.84
VILLAGE SHOP
NOV 1 2003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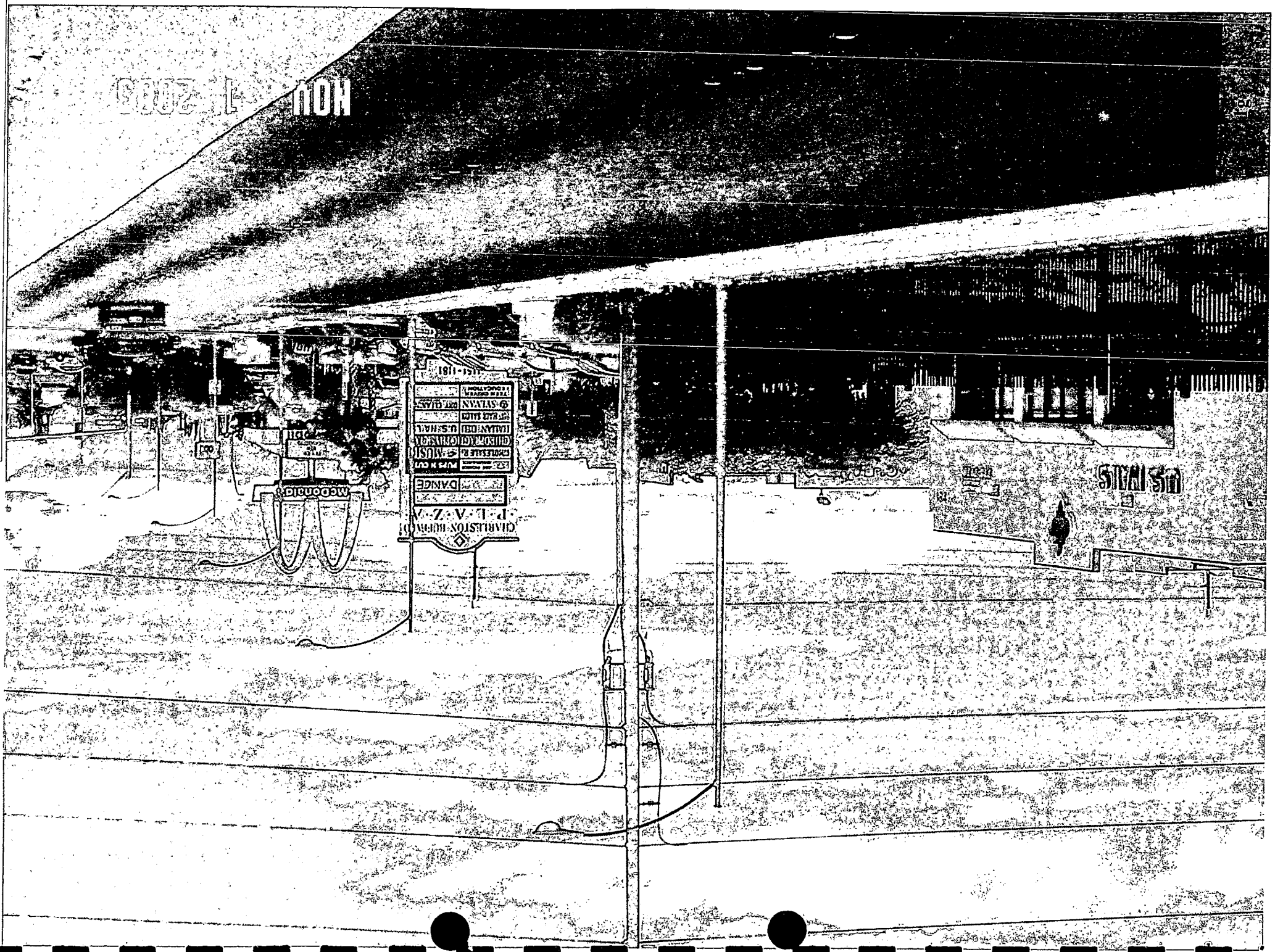
P·L·A·Z·A
BANCE
FARMERS
INSURANCE
1161
NOV 1 2003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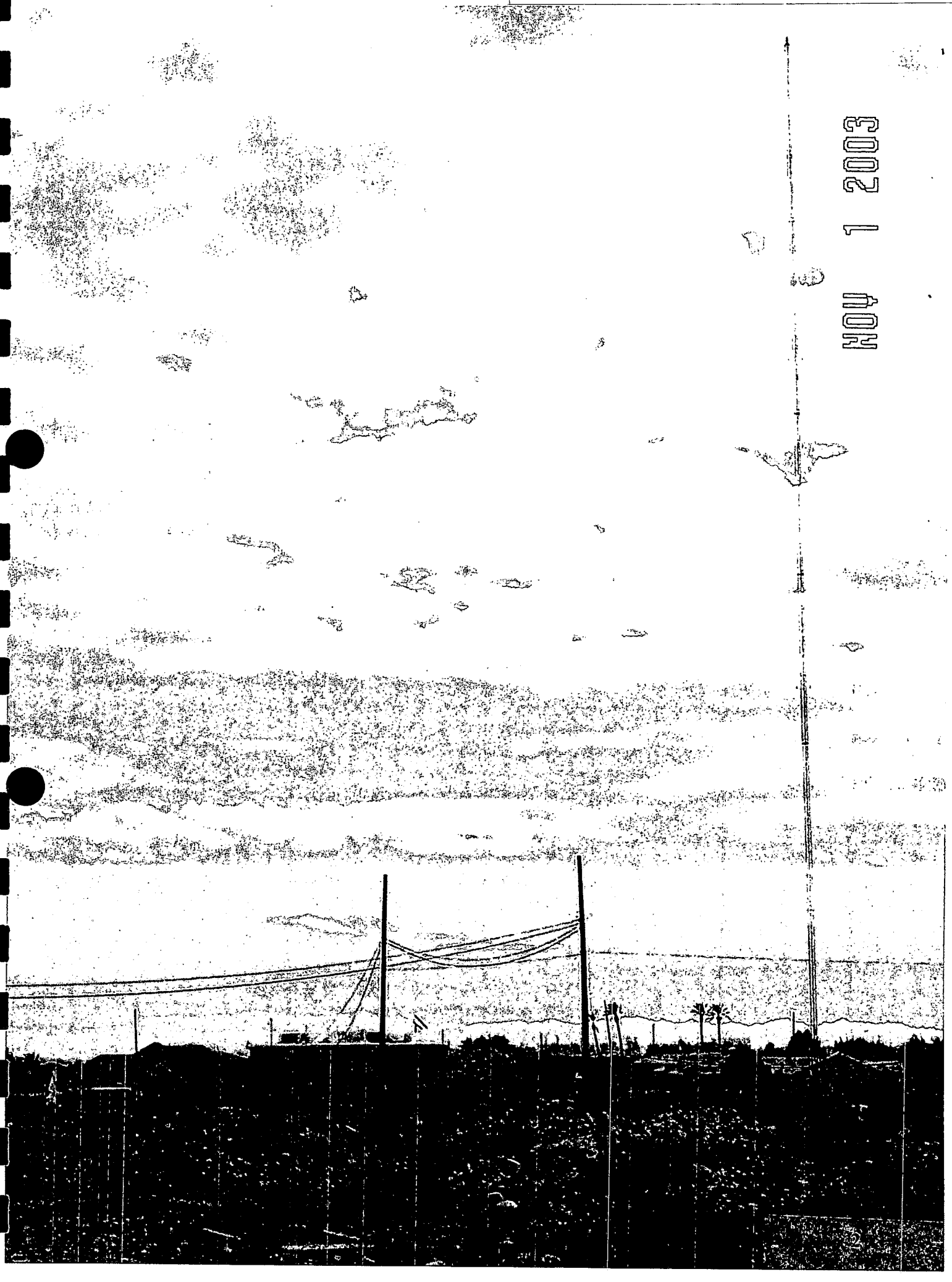
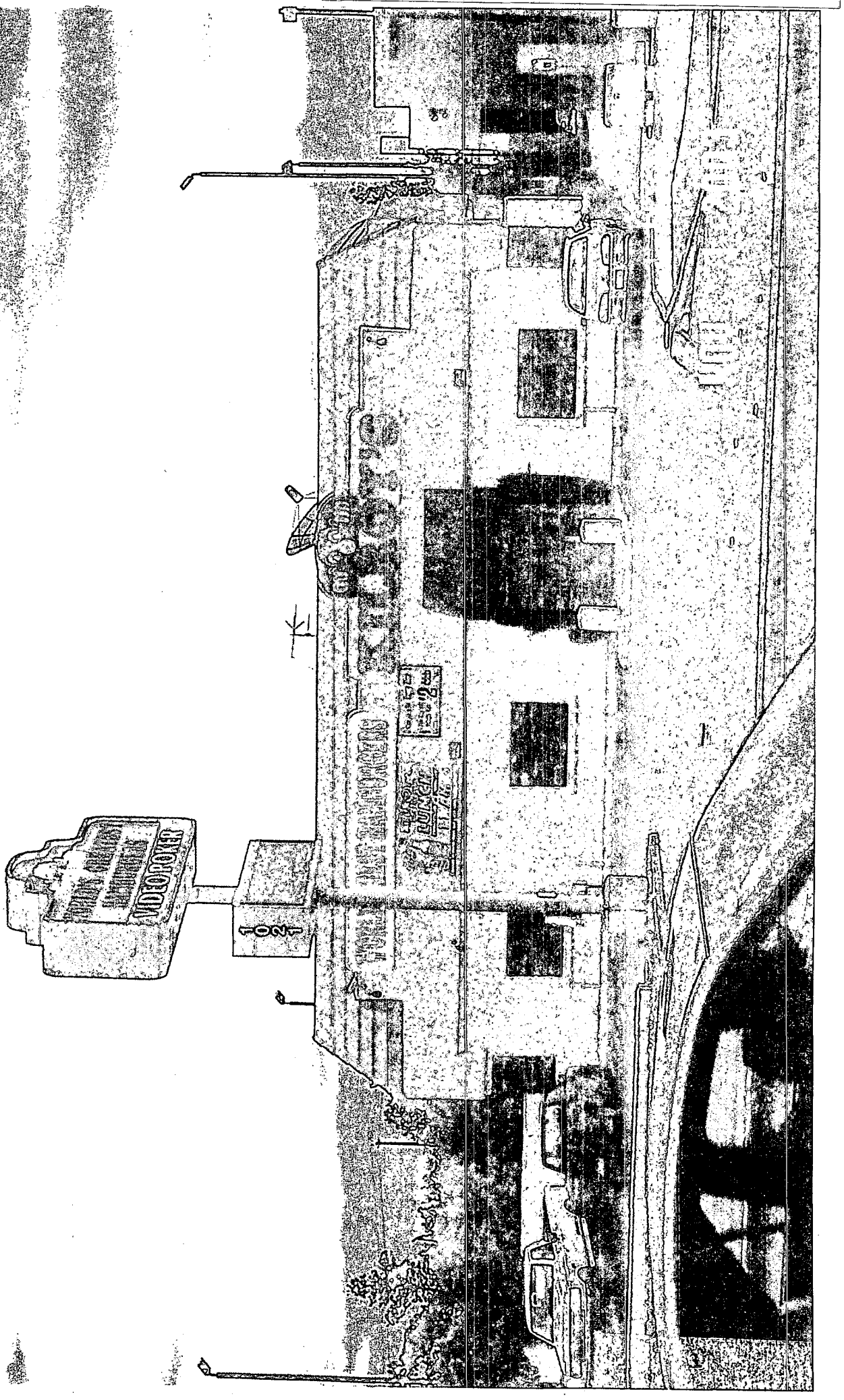
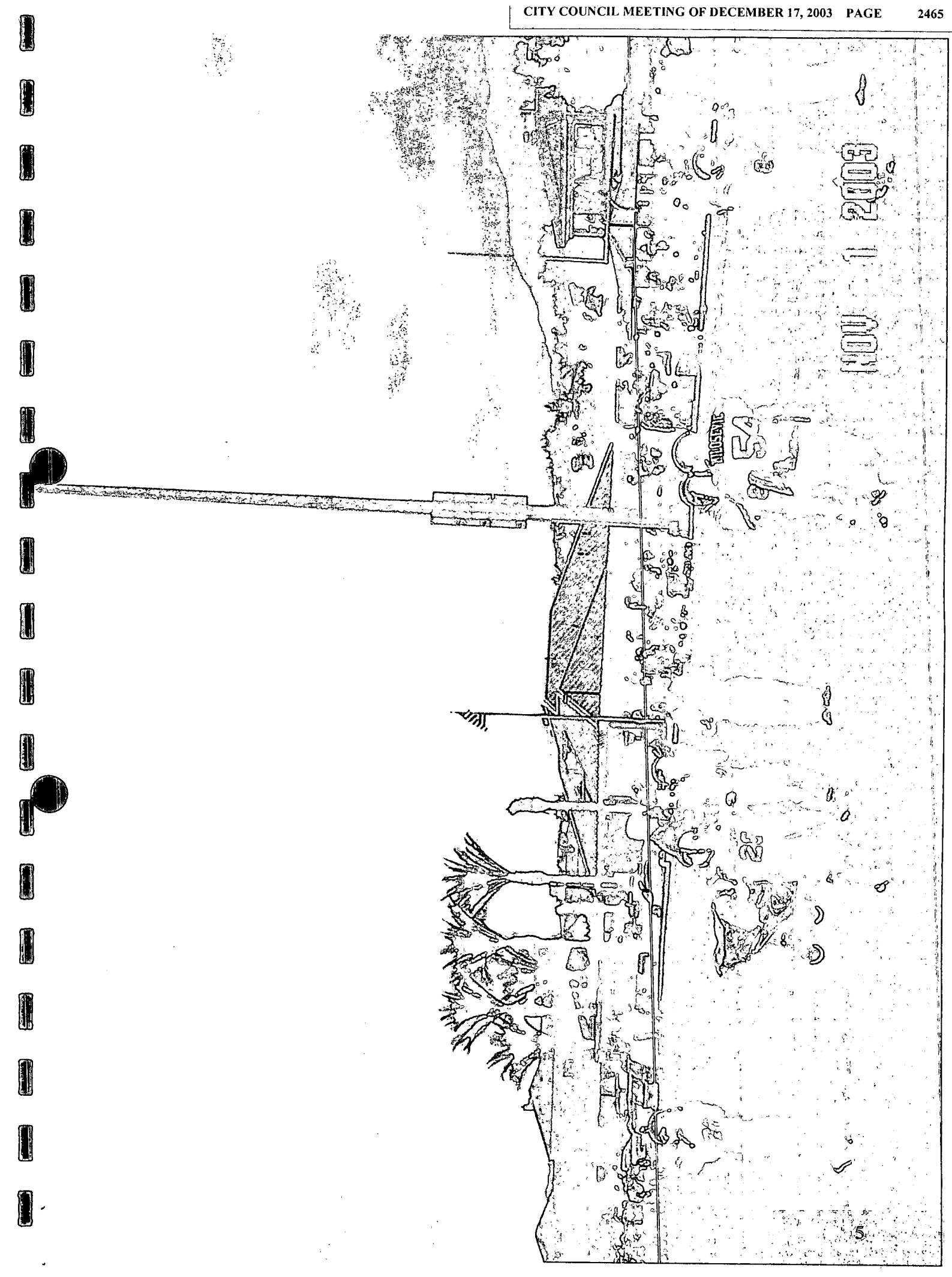
CHARLESTON HOTEL
SYSCO

NOV 1 2003




VIDEO POKER
FONT

Car Wash
NO
13
4


2003
AUGUSTINE
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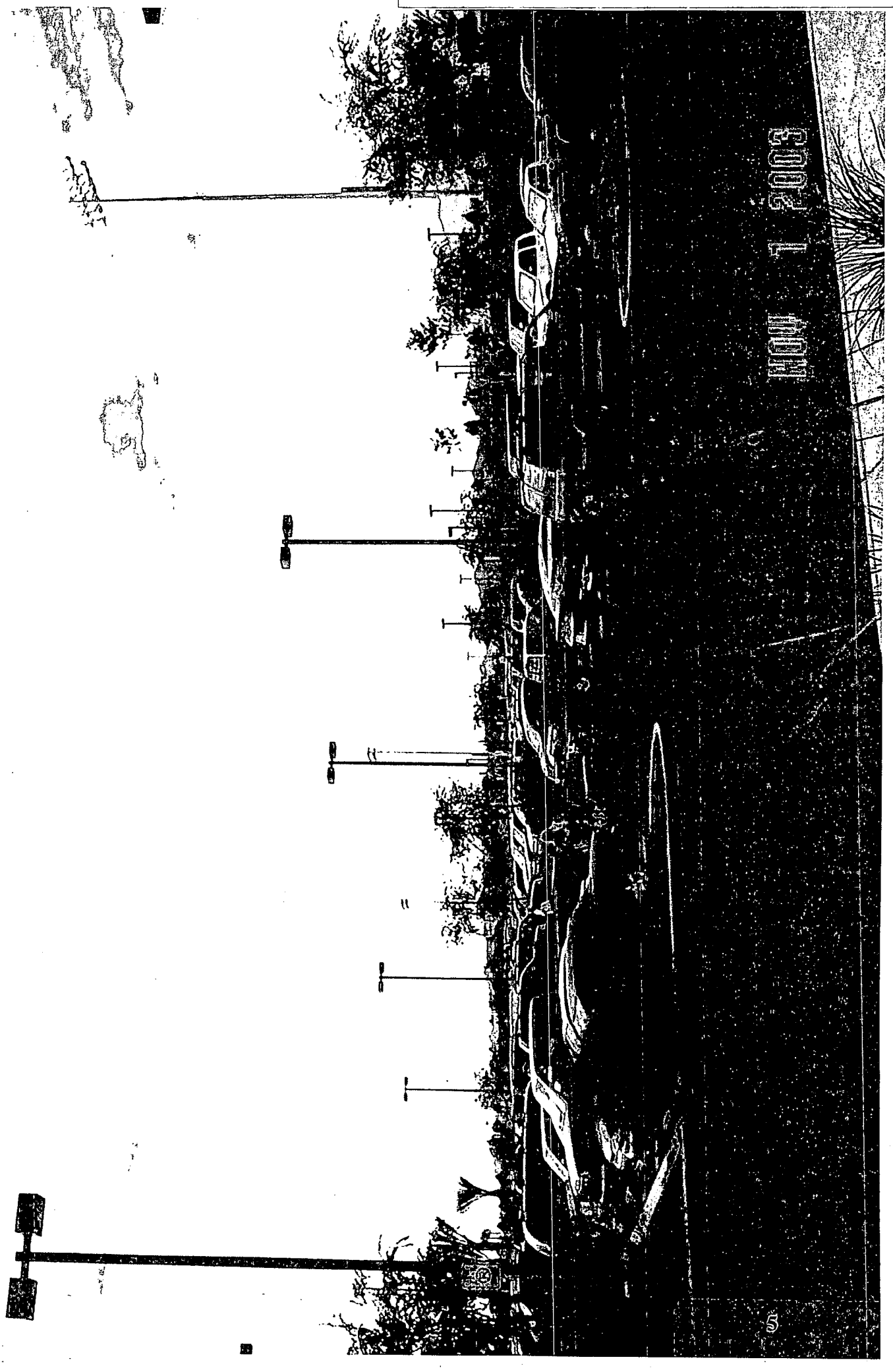
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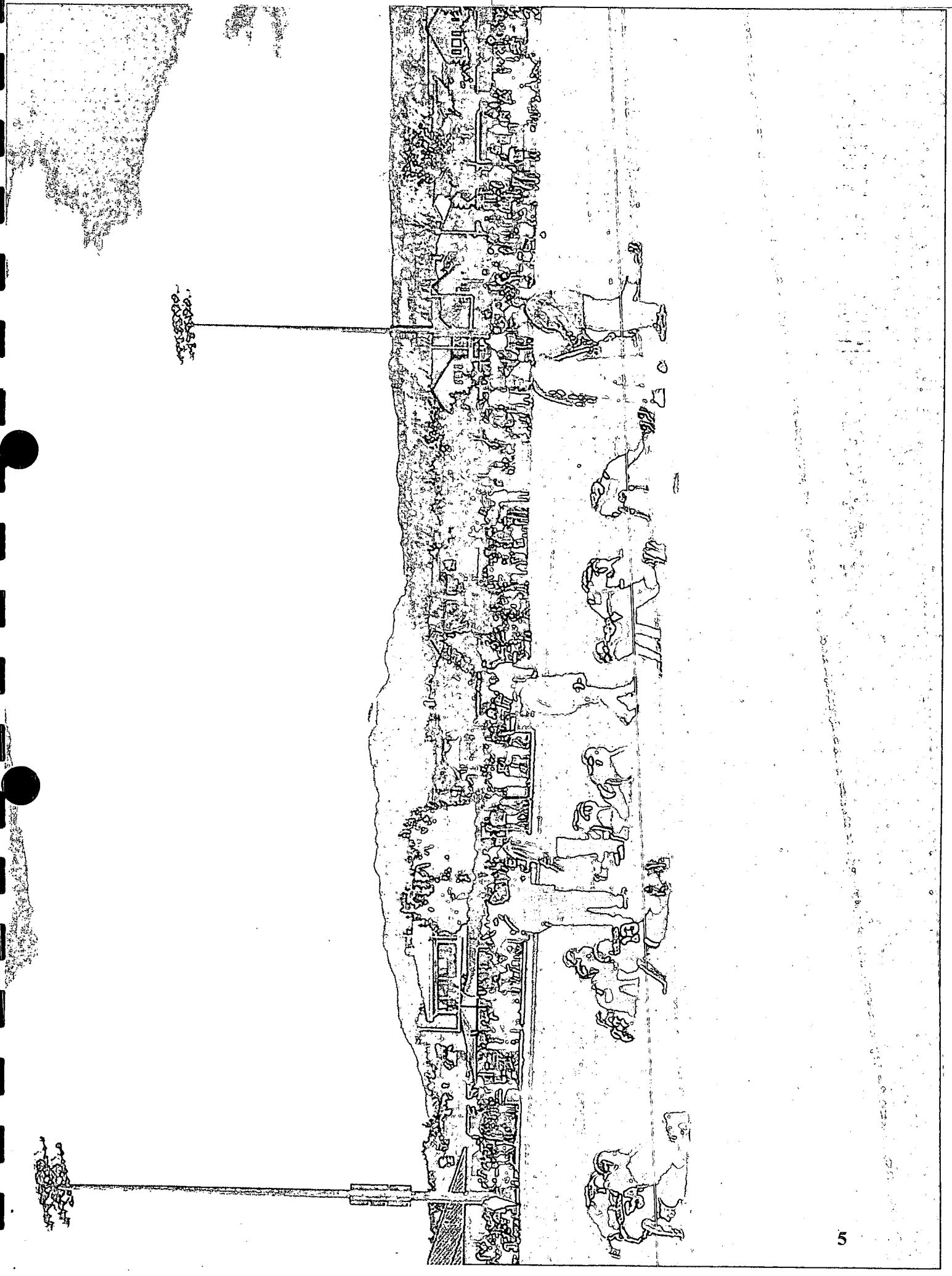
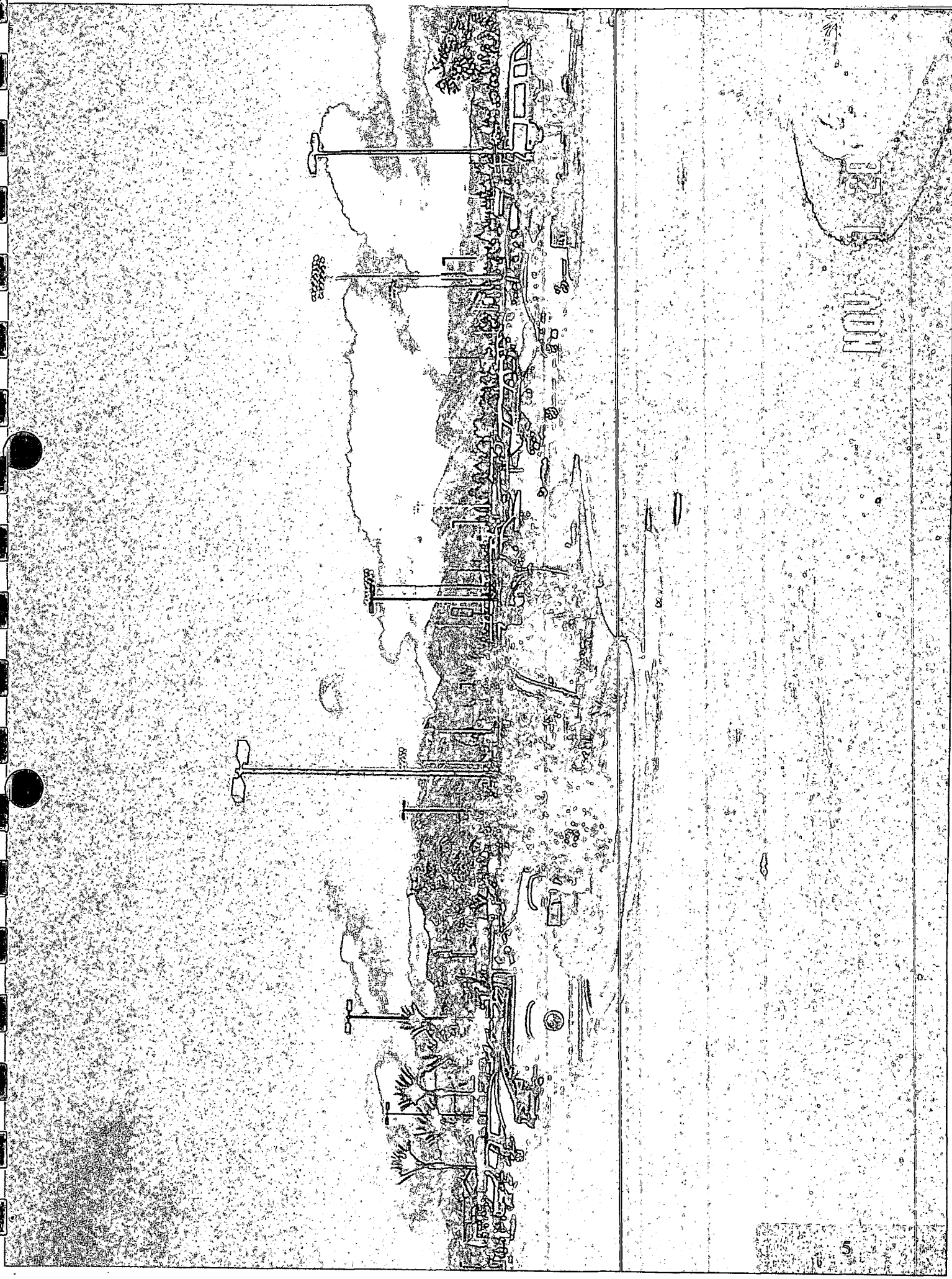
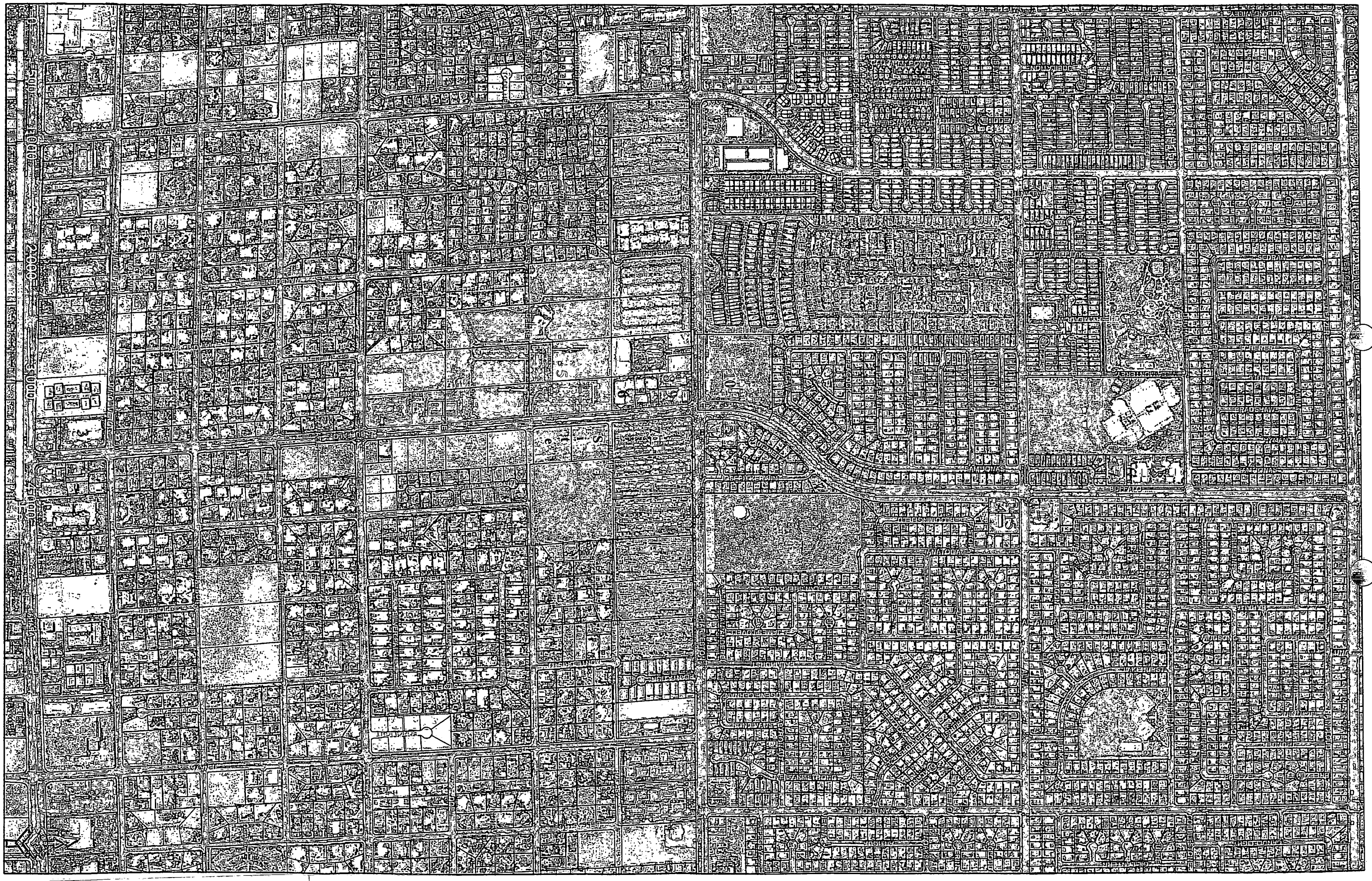
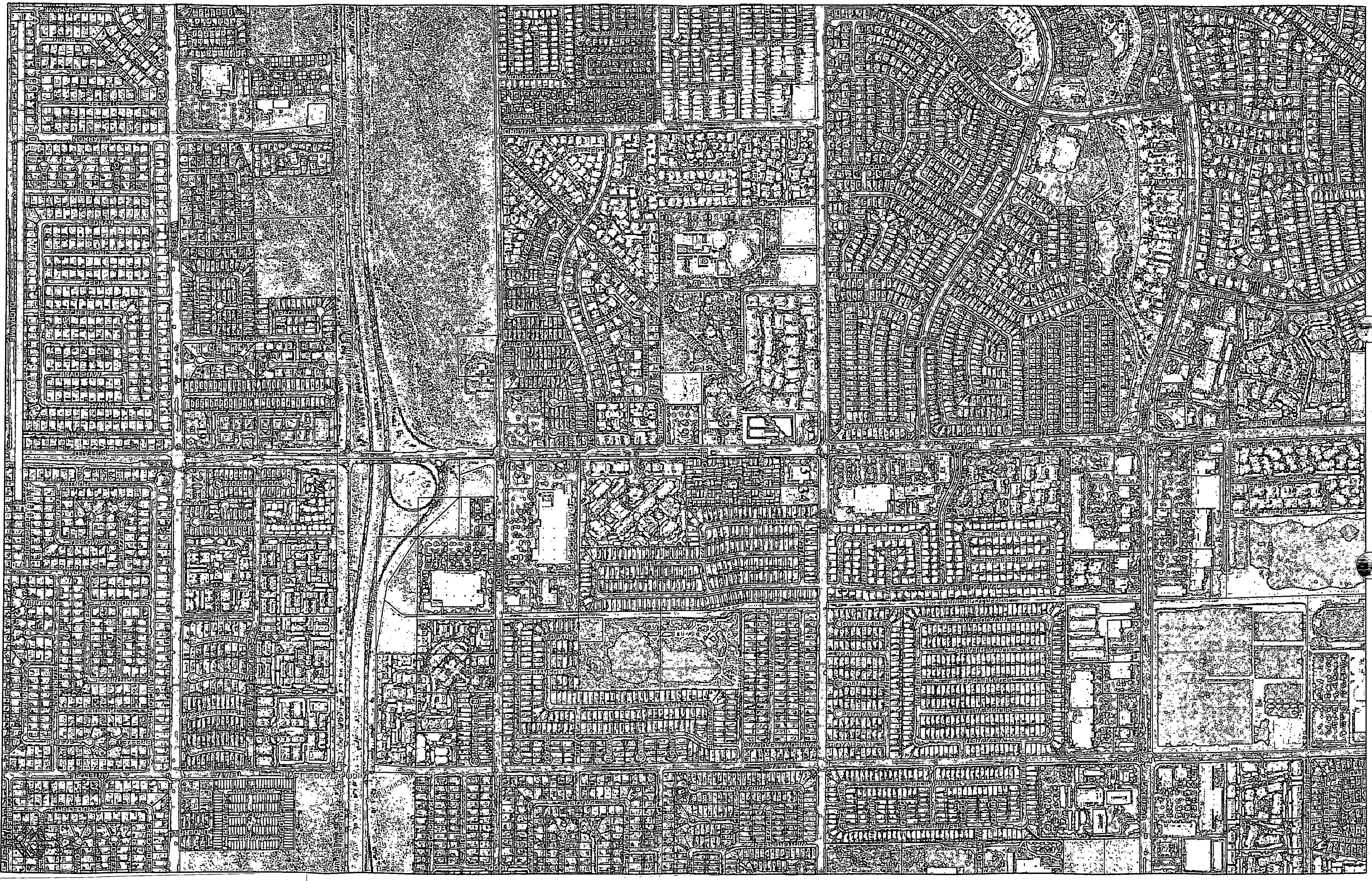




Aerial Index

Number	Name of Development	Zoning	Approximate Depth Measurements
1	Terrible Herbst Chevron	C-1	209 Feet North of Sahara
2	Sahara Buffalo Center	C-1	243 Feet North of Sahara
3	Aspen Financial Center	P-R	588 Feet North of Sahara
4	Optometrist Office	C-1	411 Feet North of Sahara
5	All American Park	C-V	2696 Feet South of Charleston
6	Charleston Buffalo Plaza	C-1	672 Feet South of Charleston
7	Buffalo Highlands	R-3	668 Feet South of Charleston
8	McDonald's	C-1	281 Feet North of Charleston
9	Mobile Gas and Convenience Store	C-1	284 Feet North of Charleston
10	LV Valley Water District Pump Station	C-1	570 Feet North of Charleston
11	7-11	C-1	148 Feet North of Charleston
12	Superior Tire/Goodyear	C-1	147 Feet North of Charleston
13	Kilroy's Tavern	C-1	259 Feet North of Charleston
14	Auto Tech Center	C-1	250 Feet South of Alta
15	Sparkles Automated Car Wash	C-1	253 Feet South of Alta
16	Buffalo Center	C-1	250 Feet North of Alta
17	Sprint Transmission Facility	C-V	647 Feet North of Alta
18	Rock Vista Apartments	R-PD14	470 Feet North of Alta
19	Westcliff Station	C-1	227 Feet North of Westcliff
20	Buffalo Square	C-1	184 Feet North of Westcliff
21	Westcliff House Commercial Center	C-1	1273 North of Westcliff
22	Canyon View Apartments	R-PD15	330 Feet North of Westcliff
23	Unnamed Office Building	C-1	330 Feet North of Washington
24	Roadrunner Bar & Grill	C-1	330 Feet North of Washington
25	7-11	C-1	227 Feet North of Washington
26	Lowe's Shopping Center	C-1	600 Feet North of Washington
27	Apartments	R-PD12	1283 Feet North of Washington
28	Copper Palms Apartments	R-PD14	1475 Feet North of Washington
29	Office Complex	0	1640 Feet North of Washington
30	Adiago Condominiums	R-PD14	970 Feet South of Vegas
31	Storage One	C-1	632 Feet South of Vegas
32	Exxon Mini Mart and Strip Mall	C-1	191 Feet South of Vegas
33	Rite-Aid	C-1	320 Feet South of Vegas
34	Office Complex (under construction)	C-1	305 Feet South of Vegas
35	Albertson's & Sav-On	C-1	1043 Feet North of Vegas
36	Pacific Legends (Multi-Family)	R-PD15	1482 Feet South of Lake Mead
37	Summerhill Plaza	C-1	623 Feet South of Lake Mead




NORWOOD
WESTSIDE
JEFFERSON
ROSEWOOD
ROSEWOOD
ROSEWOOD

Photographs, Aerial and Index for Rancho Corridor and Surrounding Area

1. Rancho and Alta

   a. Office on Southwest Corner (P-R)
   b. Picture of Home Sharing Boundary Wall with Office (R-A)

2. Rancho and Charleston

   a. Office Complex Under Construction Just South of Intersection (P-R)
   b. Picture of Home

3. Charleston and Shadow

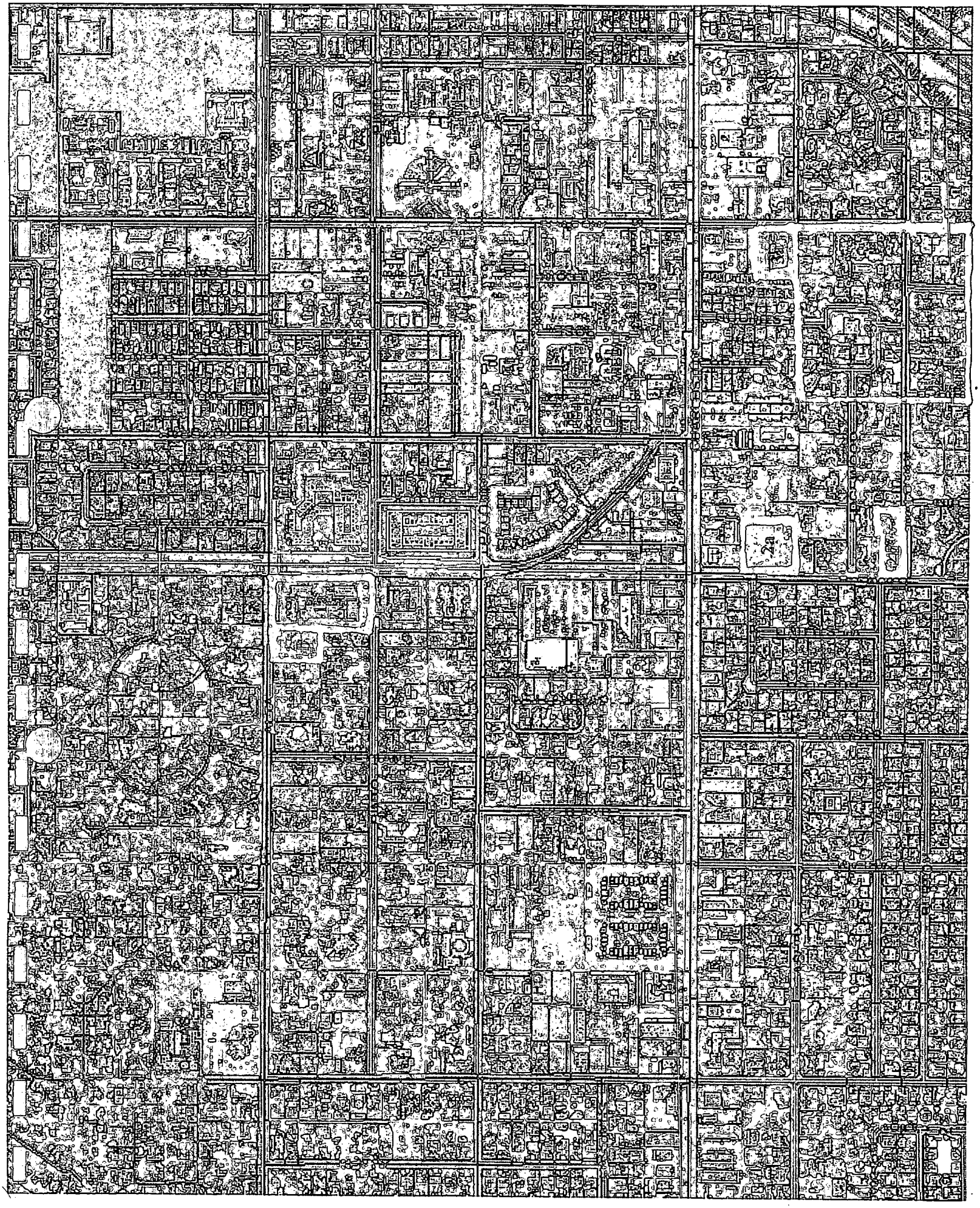
   a. Law Office on the West Side of Shadow Lane (P-R)
   b. Pictures of Homes

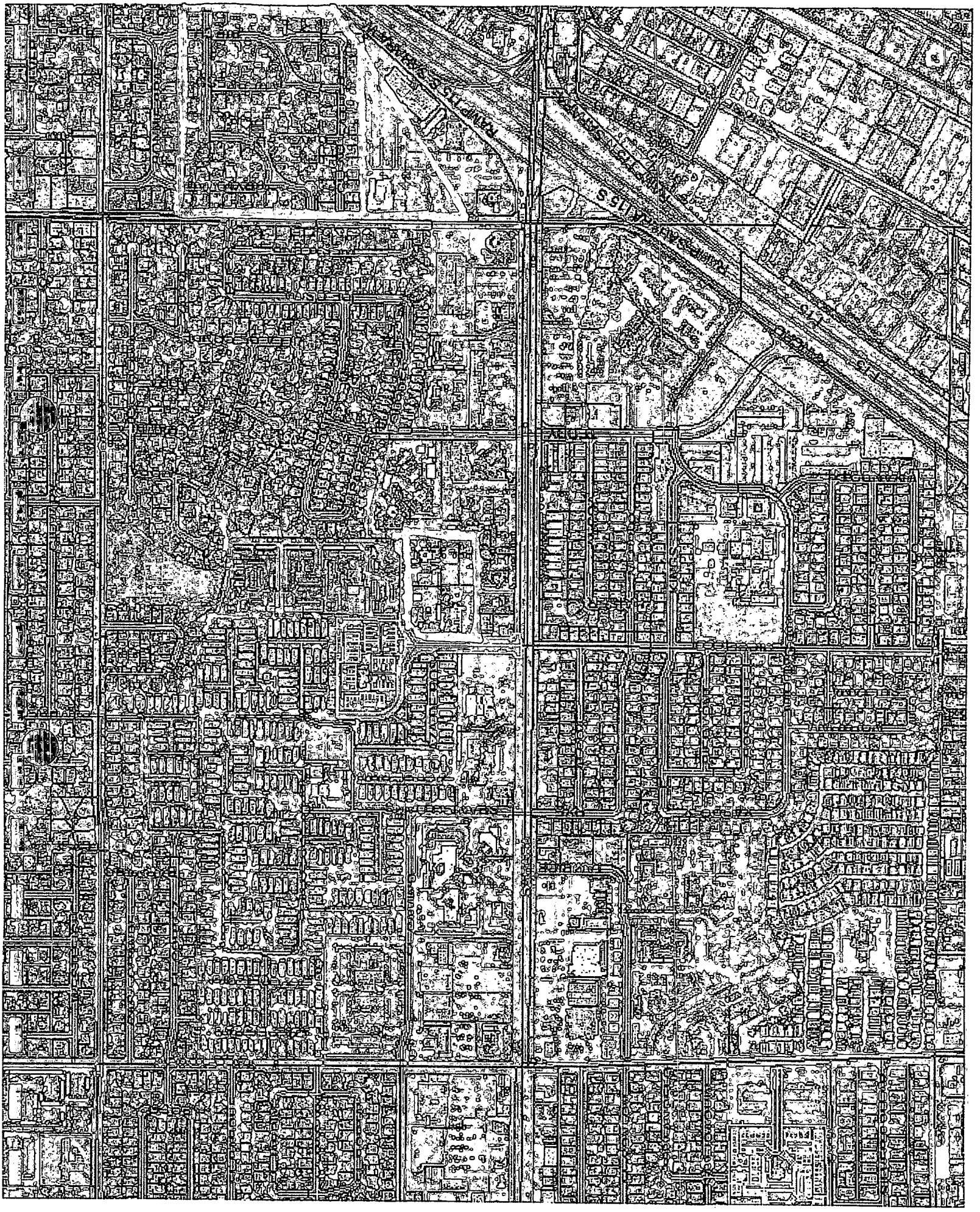
4. Rancho and Sahara

   a. Office Adjacent to Homes (C-1)
   b. Picture of Home

5. Sahara and Richfield

   a. Office Adjacent to Homes (C-1)




Lawrence Expressway
Saratoga Creek
Saratoga Creek

DEC 4 2003
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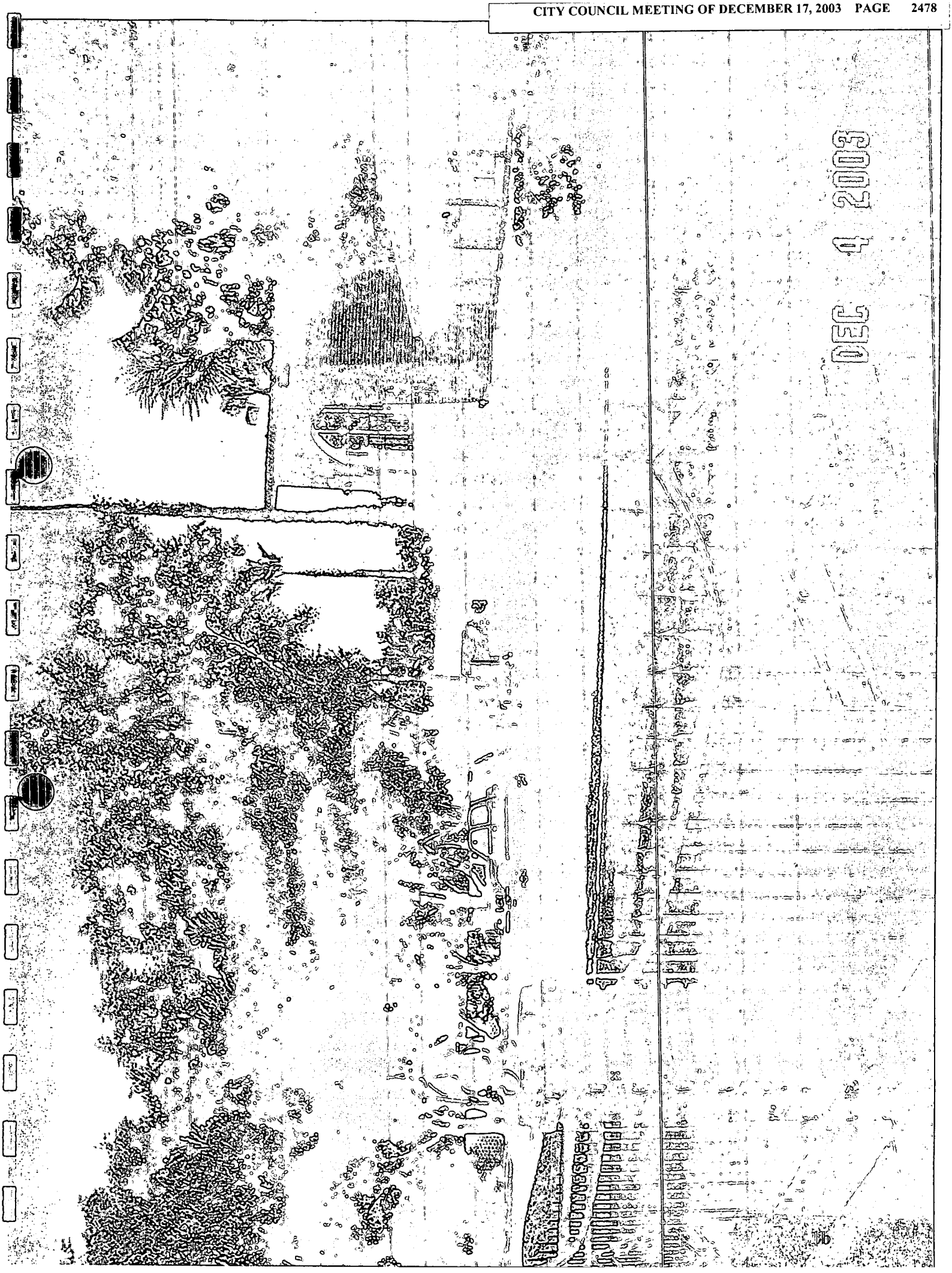
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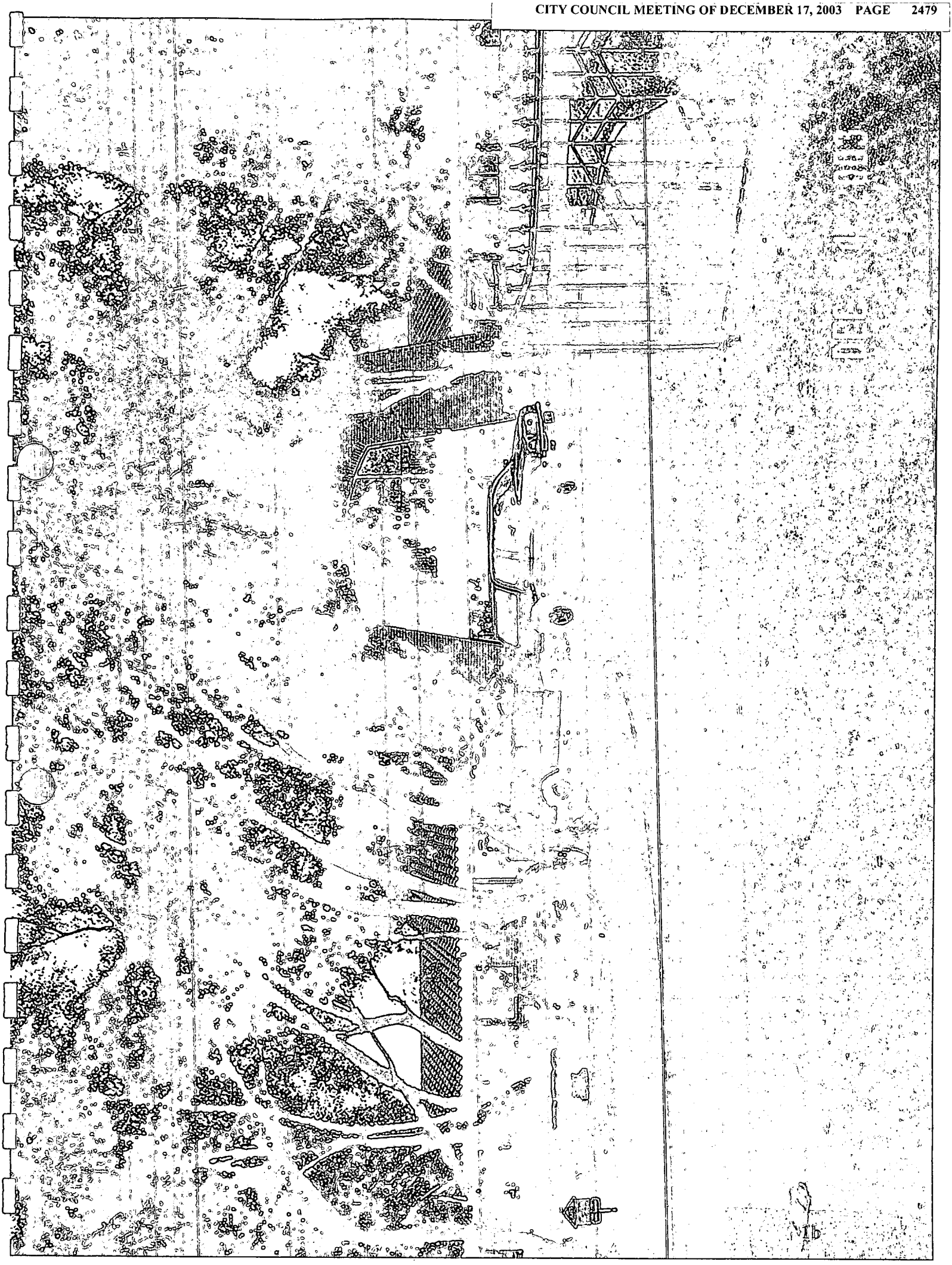

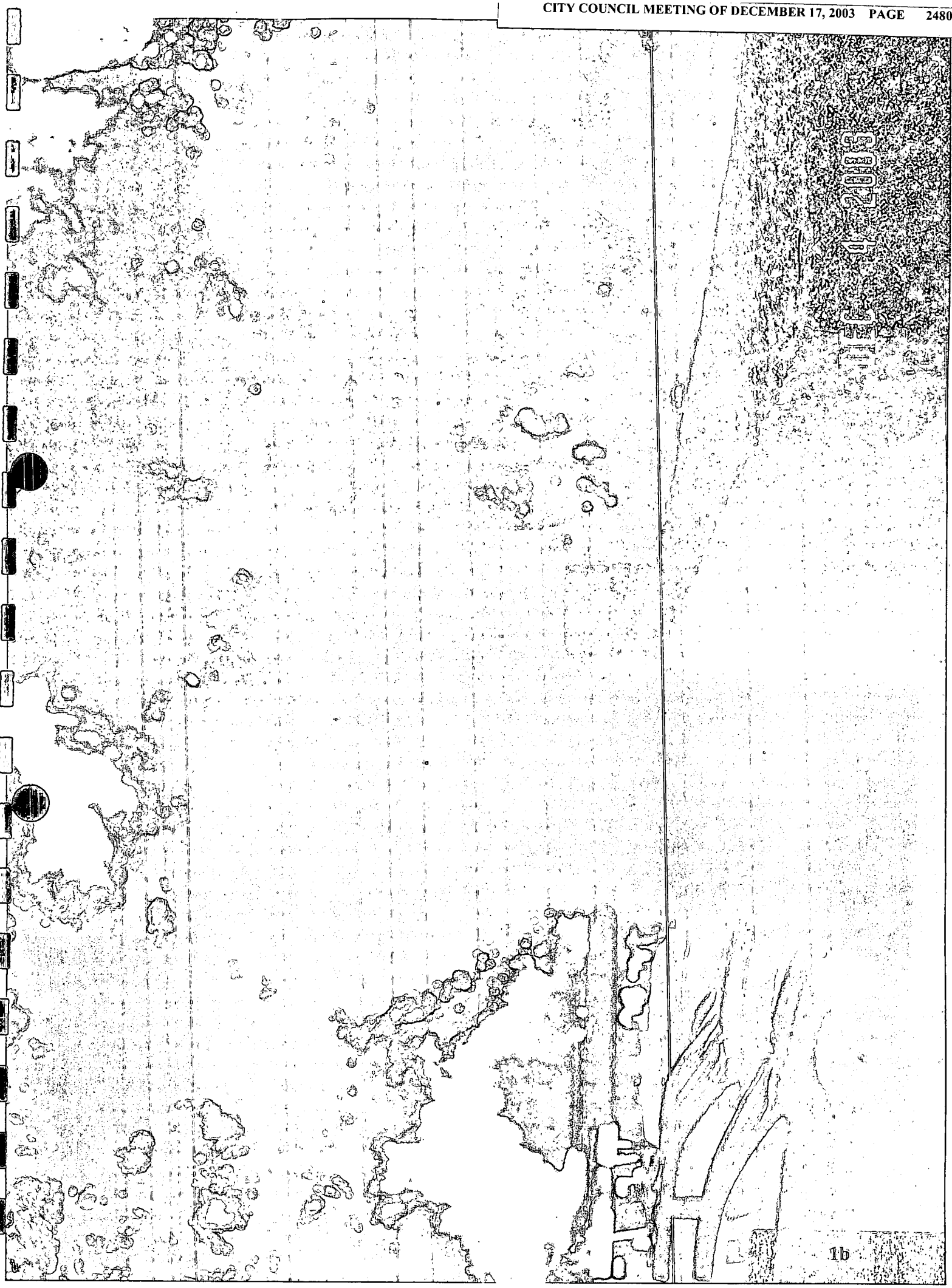
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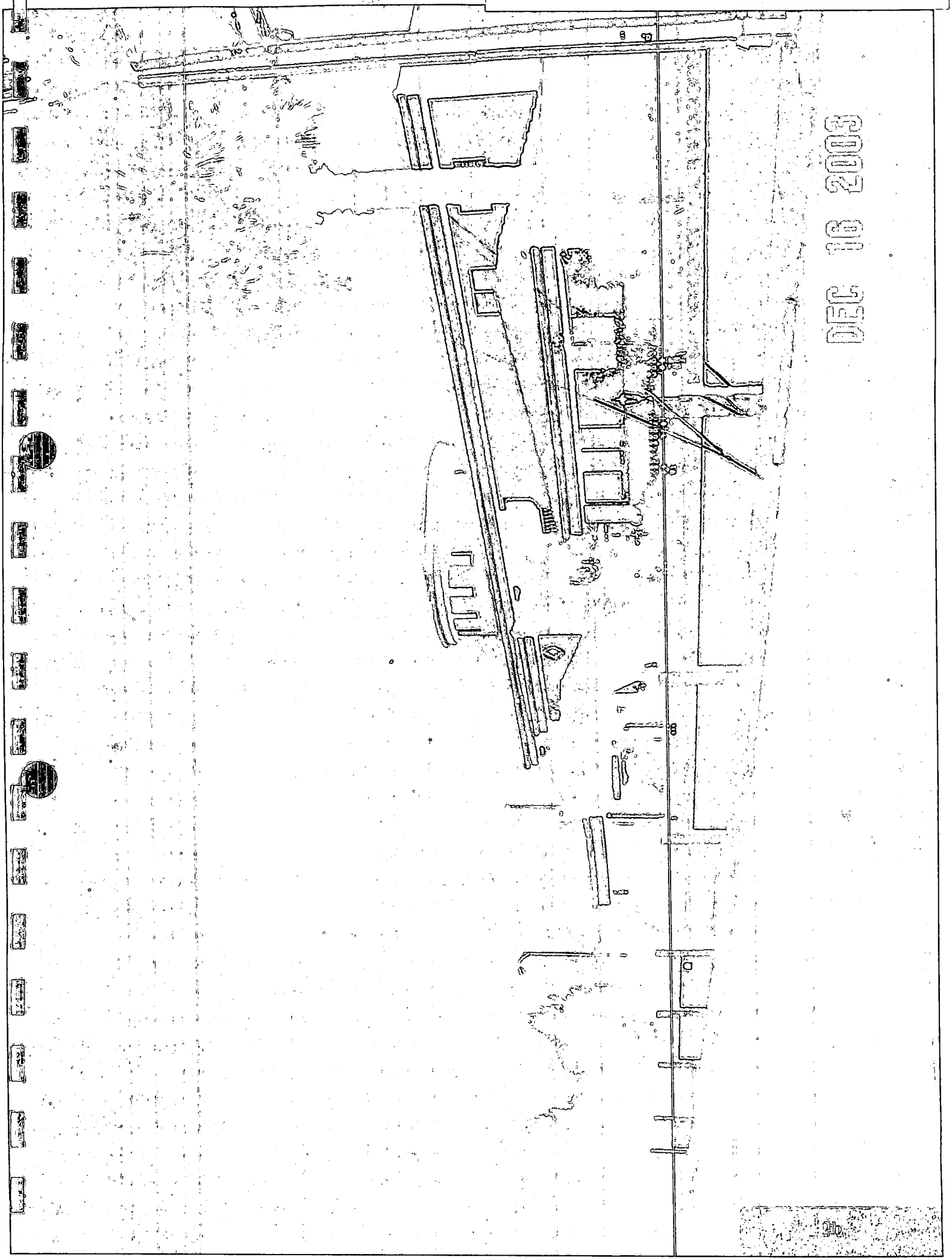
DEC 17 2003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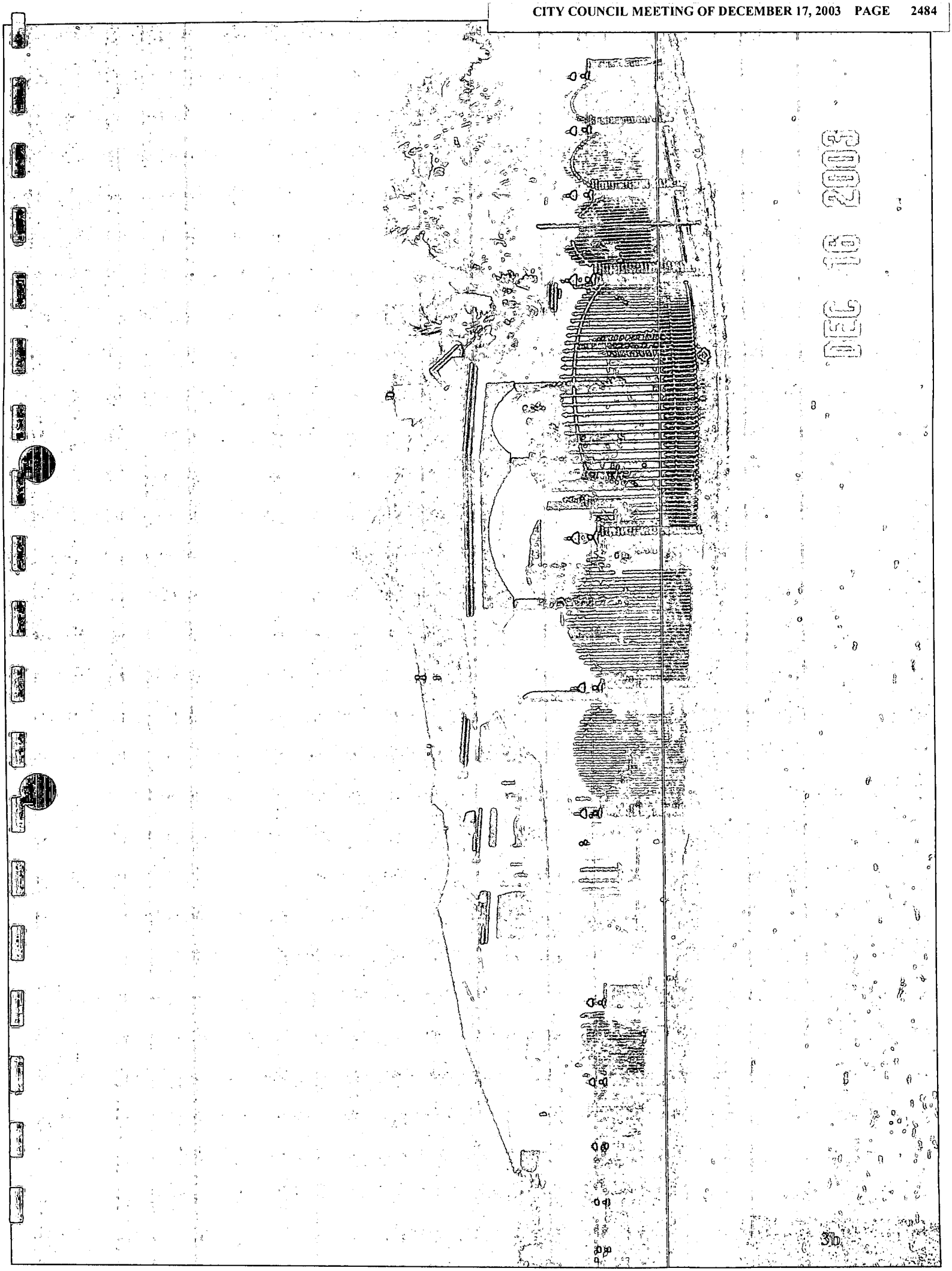
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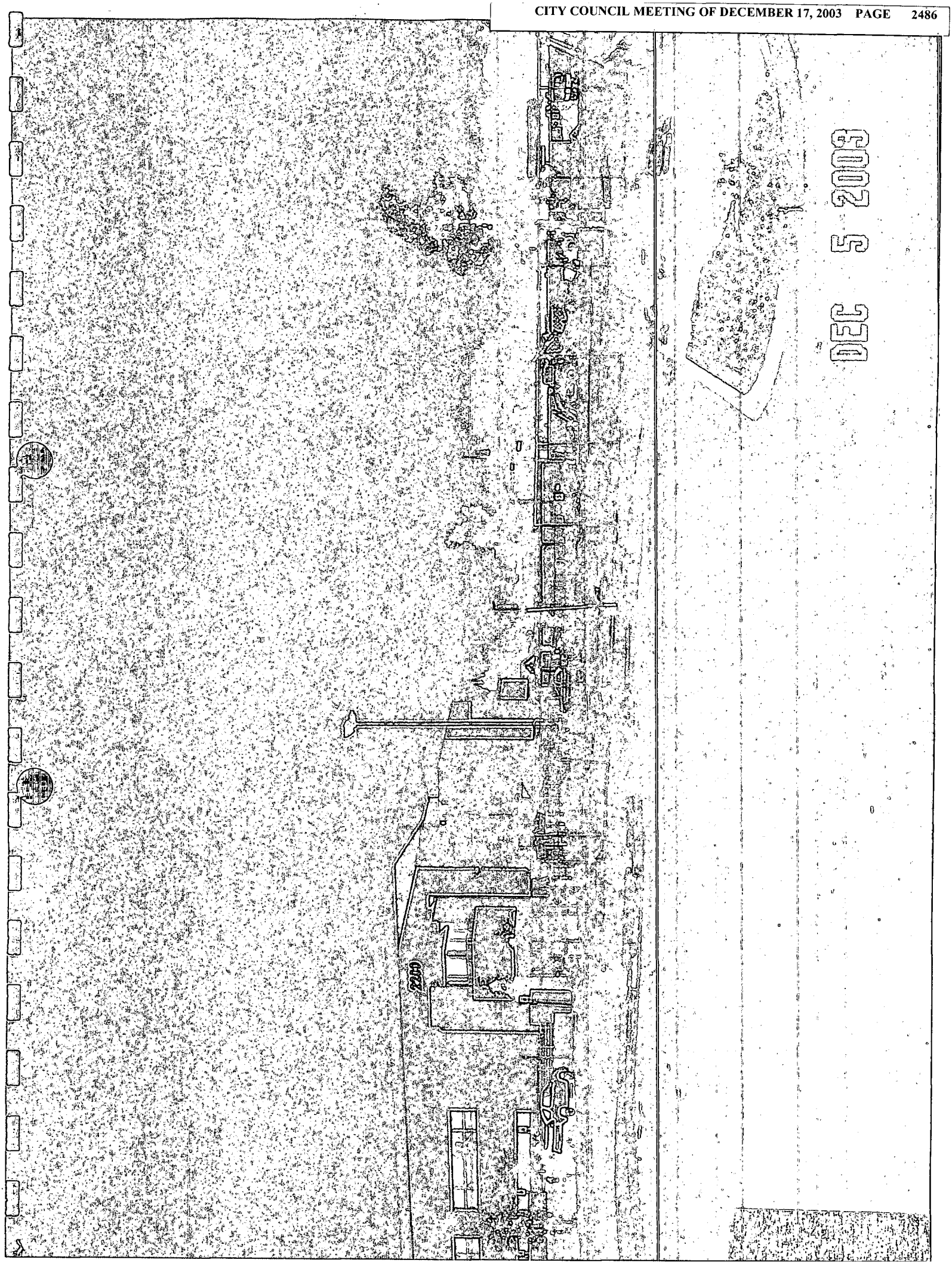
3b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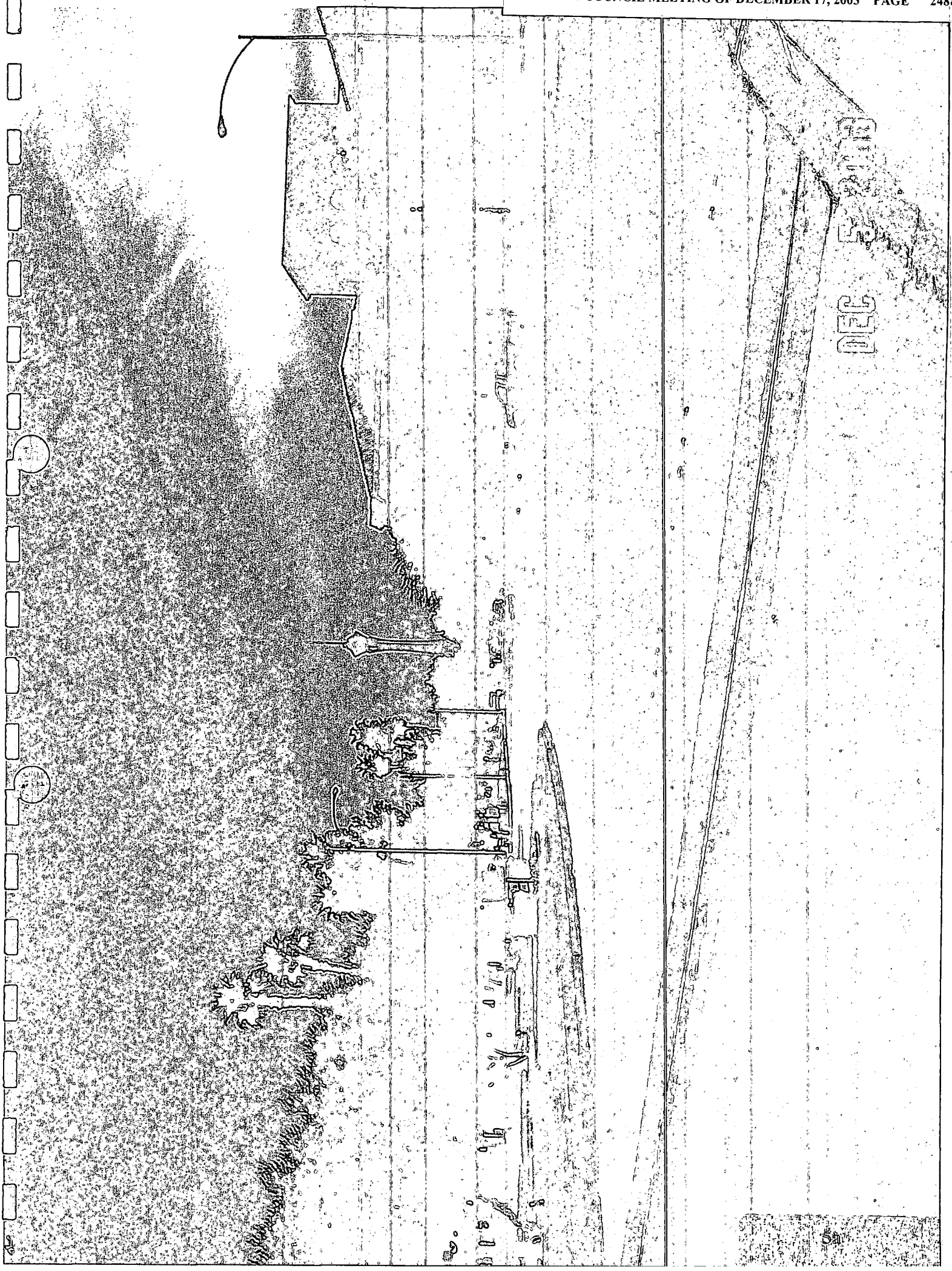
DEC 16 2003



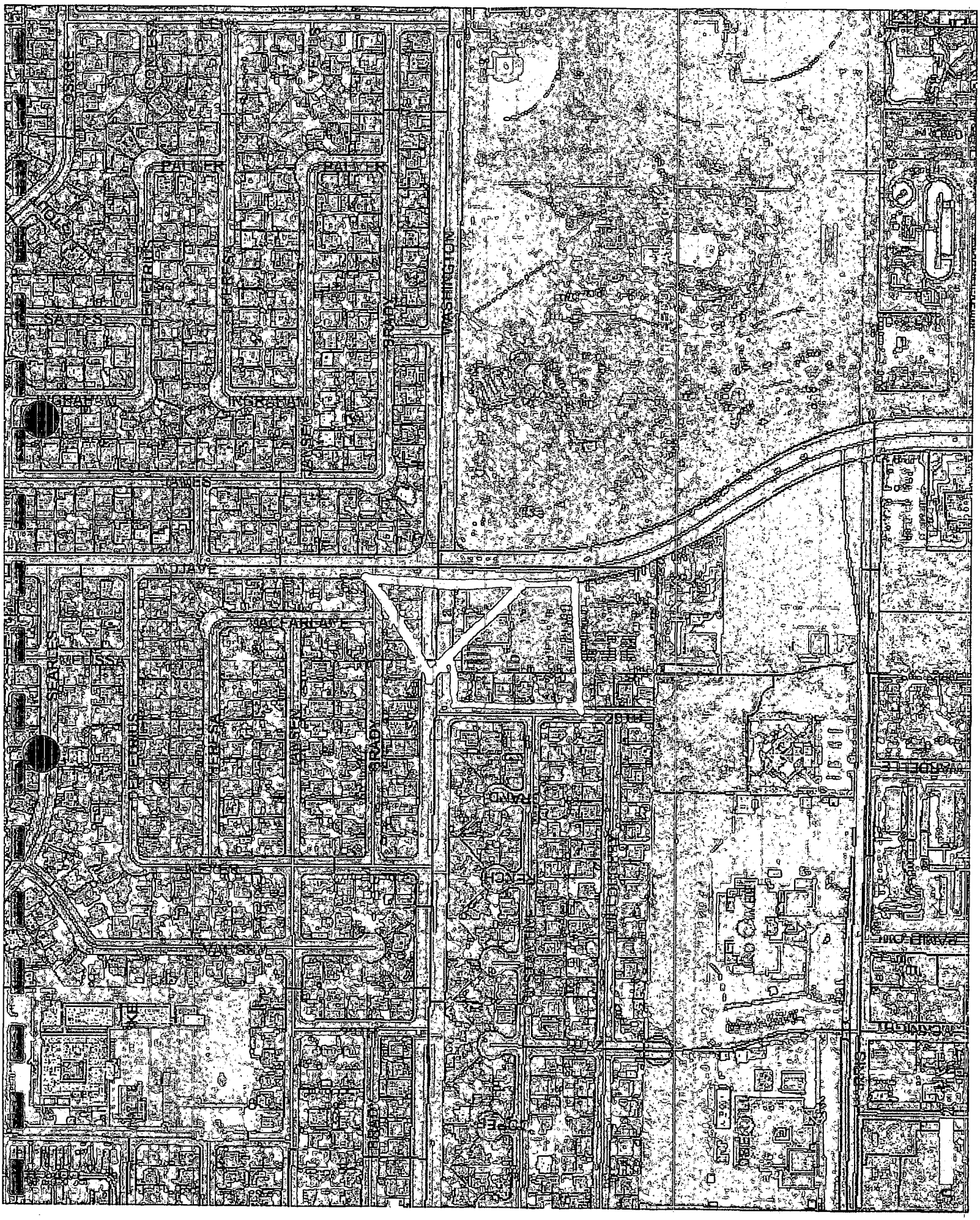
Photographs, Aerial and Index for Ward 3

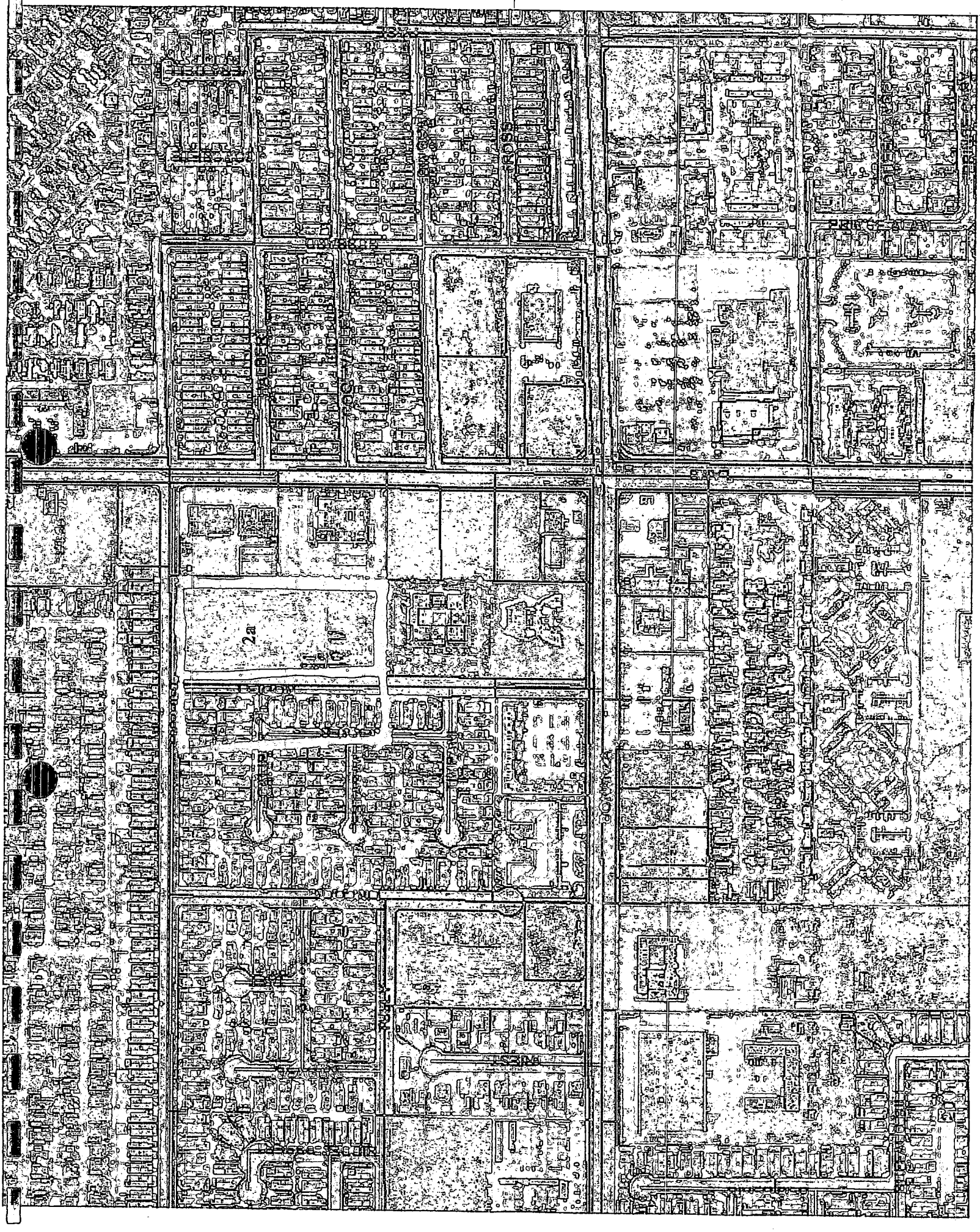
1. Washington and Mojave

   a. Photograph Taken from Southeast Corner Looking West (C-V facing R-1)
   b. Police Substation Backing Up to Homes on the Southwest Corner (C-V)

2. Bonanza and Legion

   a. Plumber's Training Center Entire Block of Legion (C-1)
   b. Area surrounding Plumber's Training Center (R-CL & C-1)


PALMER
PALMER
SAUNDERS
INGERSHAW
INGERSHAW
MOJAVE
MOJAVE
MACFARLANE
MACFARLANE
SARGENT
SARGENT
WASHINGTON
GRADY
GRADY
RANCH
RANCH
2ST
2ST


2a

DEC 5 2003

DEC 5 2003

DEC 5 2003

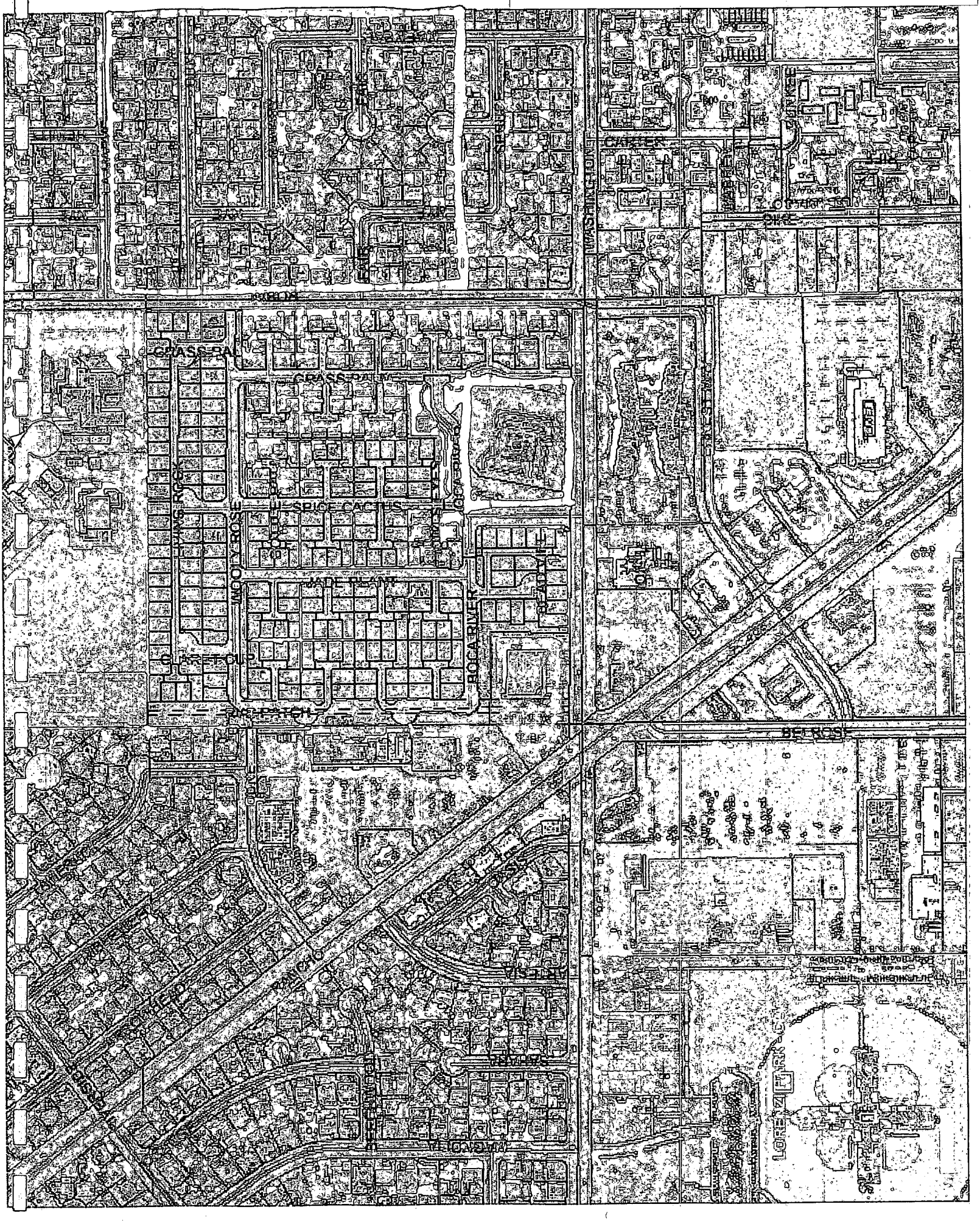
DEC 5 2003

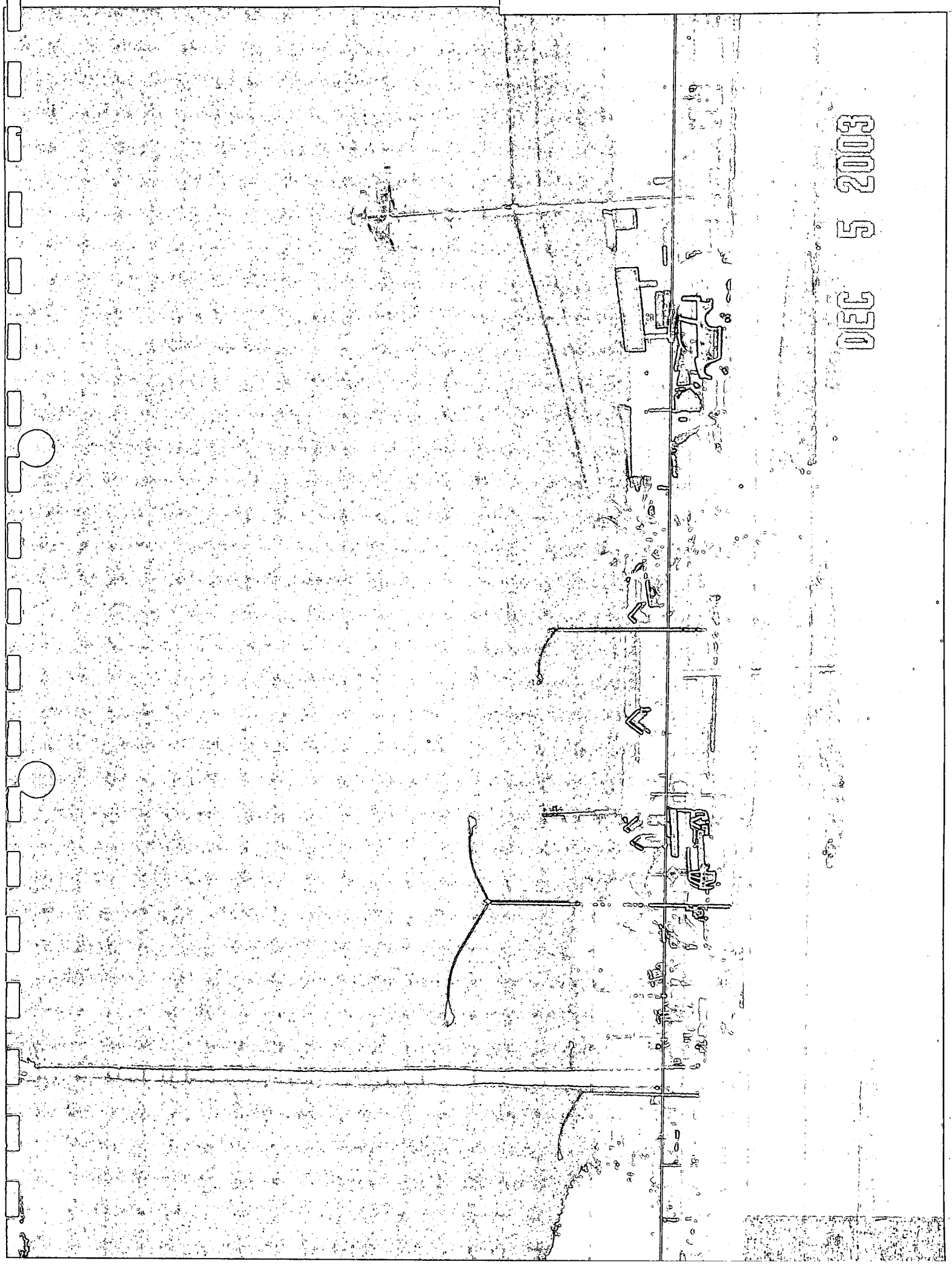
DEC 5 2003
2b

Photographs, Aerial and Index for Ward 5

1. Rancho and Washington

   a. Photograph of Childcare Business Services, in between homes (C-PB)
   b. Pictures of Homes


CARTER
CRASS PL
SPICE CACTUS
JADE PLANT
BOGART
BELROSE
TOWNE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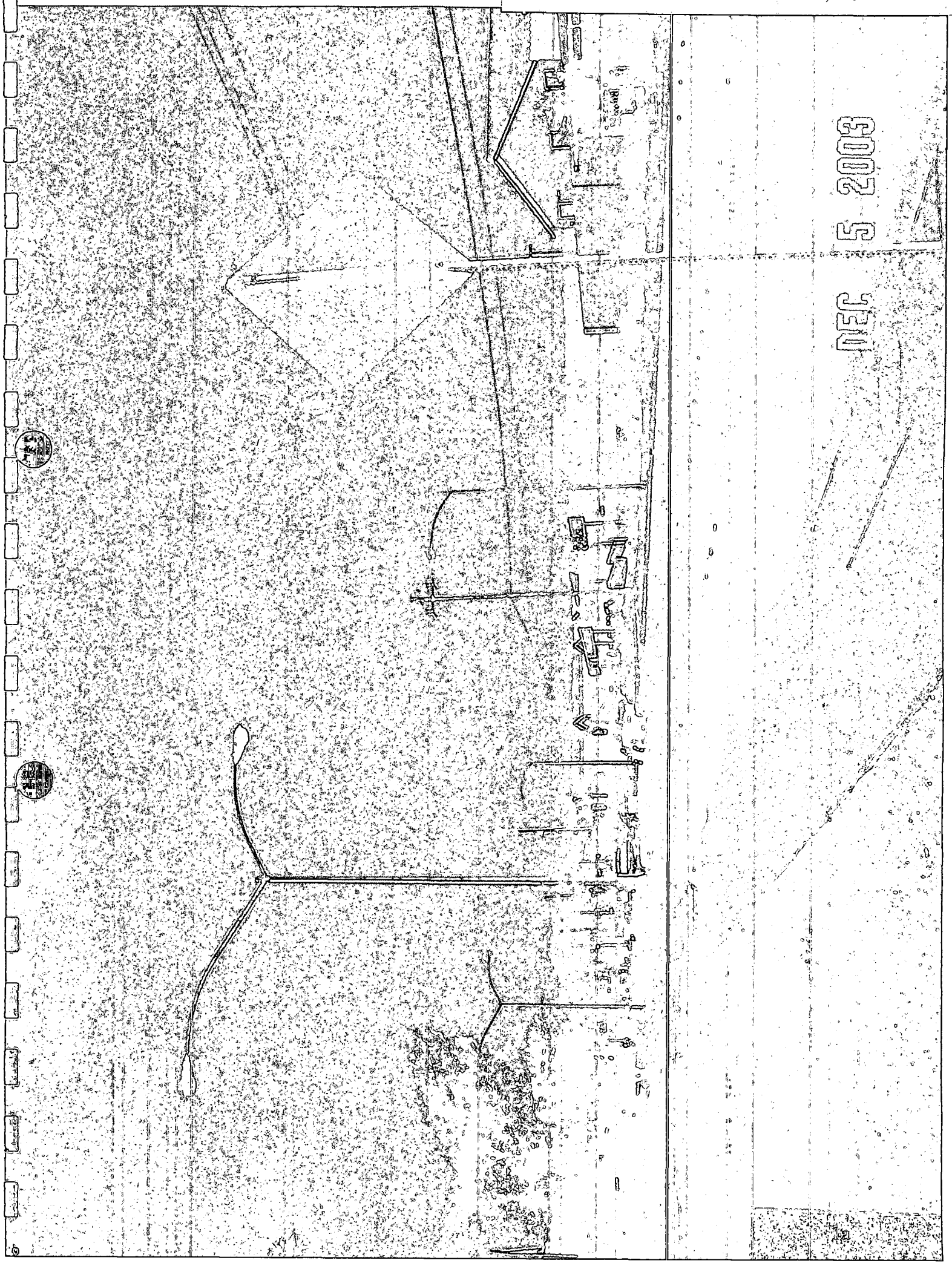
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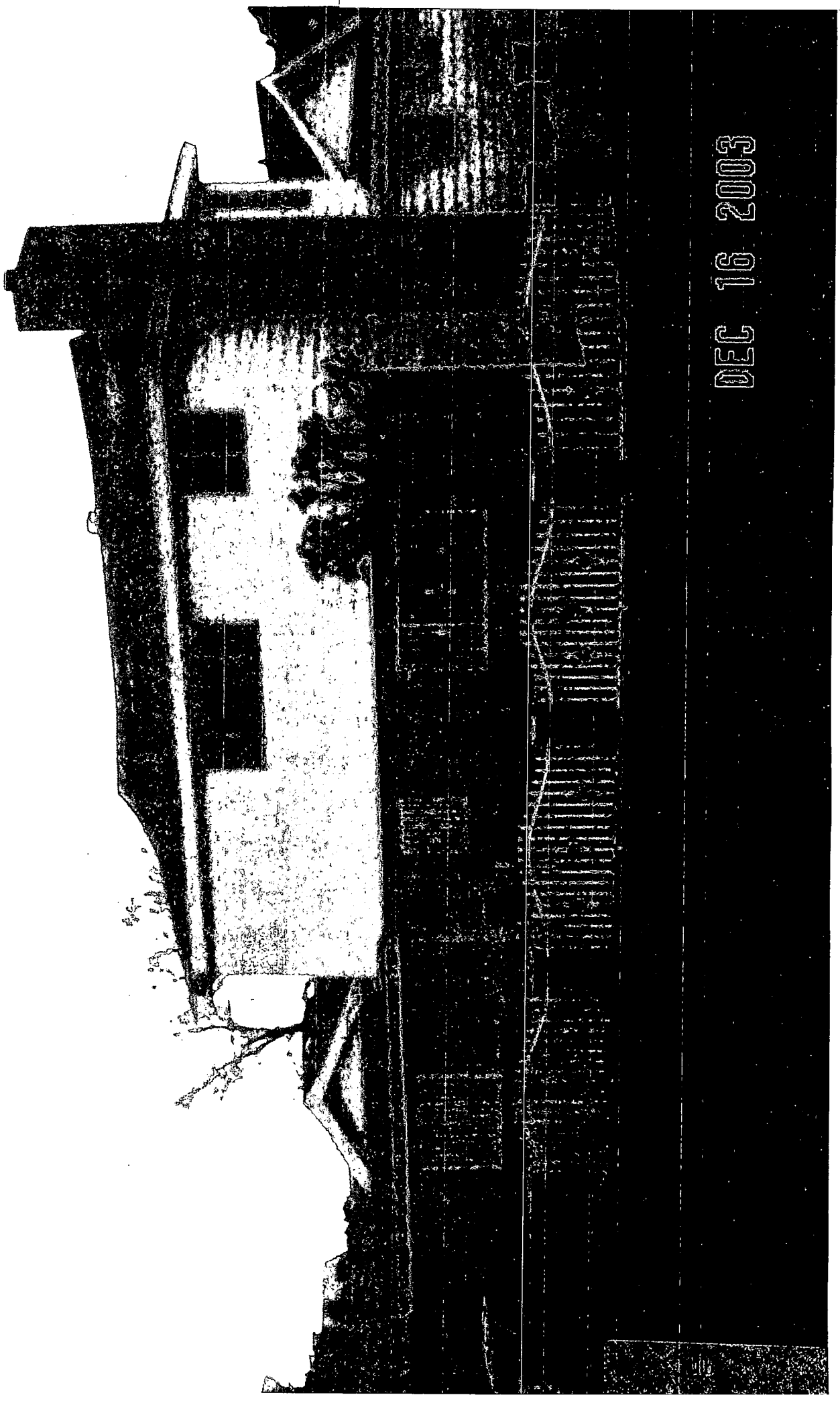
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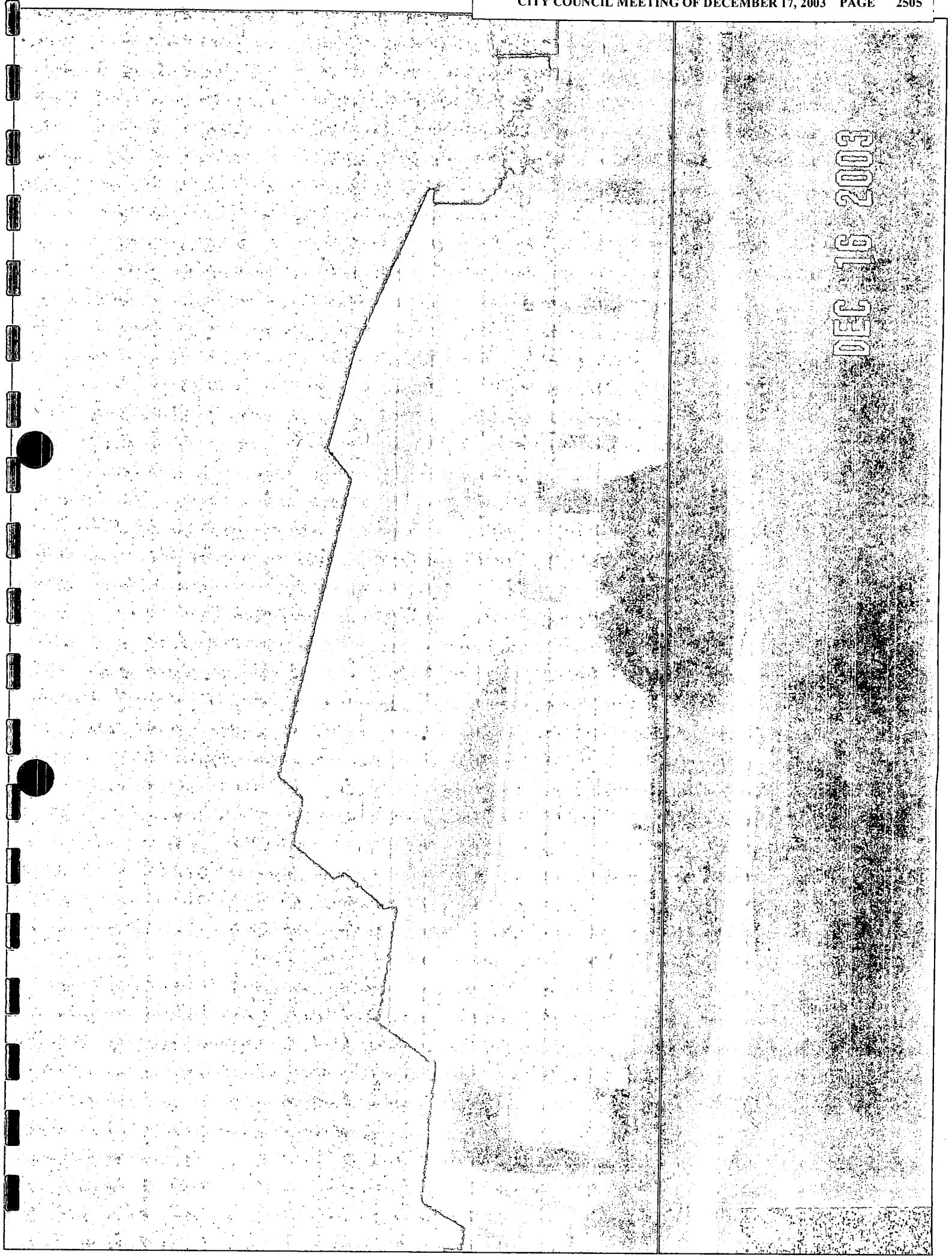
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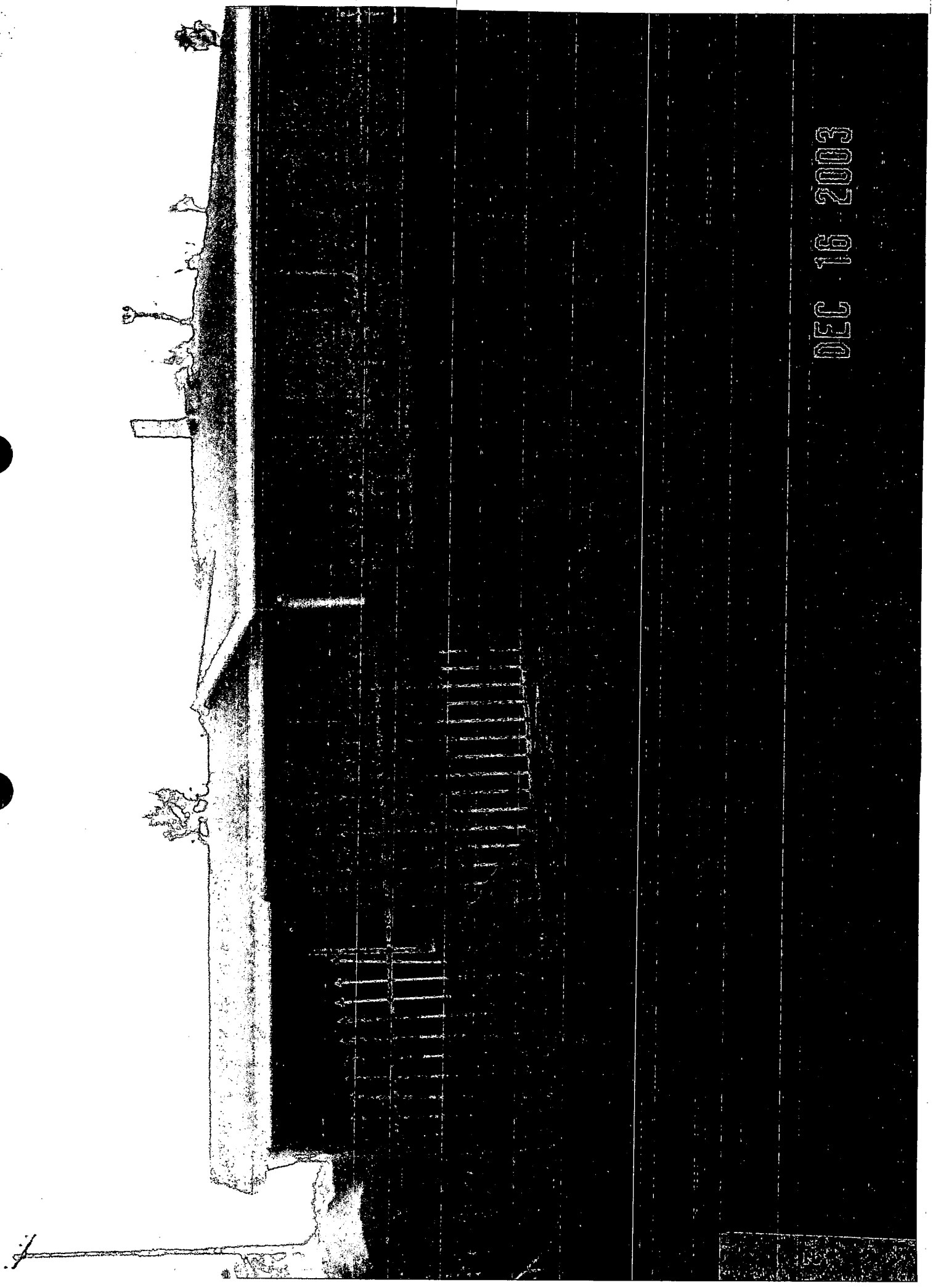
DEC 16 2003

DIFFERENCES BETWEEN
GPA-2993
and
GPA-17-01

DESCRIPTION	GPA-17-01	GPA-2993
Location of Project	Southeast corner of Buffalo & Del Rey	Northeast corner of Buffalo & Del Rey
North of Project	Vacant Land	Multi-Family (Buffalo Highlands)
South of Project	Vacant Land	Vacant Land
East of Project	Single Family Homes	Vacant BLM Land w/ 321 foot tall communication antenna
West of Project	45 acre Regional Park - under construction	45 acre Regional Park - *completed* with: lighted football fields, 2 tennis courts, 14 stadium lights, picnic areas, and parking for 568 cars (+20 handicap spaces)
Distance of Site from Charleston Boulevard	Distance from Charleston = 1,245 feet	Distance from Charleston = 670 feet
Assessor Parcel Numbers	163-03-201-001 & 002	163-03-101-002 & 003
Gross Acres	5.4 acres	4.36 Acres
Date **GPA** Application filed	June 12, 2001	August 26, 2003
GPA Request	From Desert Rural to Office	From Desert Rural to Office
Application Number	GPA-17-01	GPA-2993
Staff Recommendation (GPA)	Denial	Approval for Office
Planning Commission Action	Approval	Approval
City Council Action	Denied	Pending
Date **Zone Change** Application filed	June 12, 2001	October 6, 2003
Zone Change Request	From R-E to Office	From R-E to Office
Application Number	Z-43-01	ZON-3176
Staff Recommendation (ZON)	Denial	Approval for Office
Planning Commission Action	Approval	Approval
City Council Action	Denied	Pending
Date Site **Development Plan Review** Filed	June 12, 2001	October 6, 2003
Application Number	Z-43-01(1)	SDR-3177
Date of Neighborhood Meeting	N/A	October 6, 2003
Size of Building	44,000 square feet	42,500 square feet (38,600 sf for office + 3,900 sf for accessory uses)

DESCRIPTION	GPA-17-01	GPA-2993
Number of Buildings	8	1
Height of Building	18.8 feet to 21 feet (parapet) (One Story)	18 feet to 20.6 feet (parapet) (One Story)
Number of tenants	Multi-tenant	Single Tenant (except for accessory uses)
Floor Area Ratio	22%	22.36%
Hours of operation	Monday – Friday (but maybe weekends since it would be multi-tenant and private businesses)	Monday – Friday, 9:00 a.m. to 4:00 p.m. (for public) No weekends or federal holidays
Impact on Schools	None	None
Parking Required	147 Spaces (includes 5 handicap)	168
Parking Provided	248 spaces (includes 16 handicap spaces)	236 spaces (employee + visitors)
Landscaping on North Boundary	8 to 10 feet wide	8 feet wide
Landscaping on South Boundary	8 to 10 feet wide	Minimum 15 feet wide
Landscaping on East Boundary	8 to 10 feet wide	8 feet wide
Landscaping on West Boundary	15 feet wide	50 feet wide
Wall Pack Lighting	None	Yes
Height of Light Poles in Parking Lot	20 feet (shoe box)	20 feet (shoe box) pursuant to conditions of approval
Signage	One 8 foot tall monument on Buffalo in middle of driveway	One monument sign
Height of wall on east boundary	Use existing residential wall	Eight foot block wall adjacent to BLM land
Approximate Distance to Nearest Home (Building to Residential Property line)	60 feet	300 feet

EXAMPLES OF CITY CODES AND POLICIES SUPPORTING APPLICATION

MASTER PLAN OR MUNICIPAL CODE	OFFICE CATEGORY DEFINITION
Title 19 19.02.040. Purpose of Zoning Districts	**O (Office District):** The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan.
Las Vegas Master Plan 2020, Final Draft July 14, 2000	**Office (O):** "The Office category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations."
Using the firm of Looney Ricks Kiss, Inc., from Princeton, N.J., and Community Planning and Research from Seattle, WA, a survey was developed to ask a total of 52 questions on various topics related to the creation of the Master Plan, one of which was: Transitions and Buffers. A data sample from 518 respondents was used as a resource when developing the Las Vegas Master Plan 2020.	More than half of respondents feel that single family homes should be buffered from apartments or commercial by townhouses, duplexes or single story offices.

Centennial Hills Sector Plan February 19, 2003	**Office (O):** "The Office category provides for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations."
Centennial Hills Sector Plan: Suburban Mixed Use (SX-TC):	"Single story offices are recommended to be used as a land use buffer when adjacent to single family dwelling units."
Lone Mountain West Master Development Plan and Design Standards, June 14, 1999	**Neighborhood Commercial:** "The Neighborhood Commercial category addresses parcels of 5 acres or less and provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development."
Grand Canyon Village Master Development Plan and Design Standards, December 20, 2000	**Business Park:** "The Business Park land use category allows low intensity office, flex space and limited incidental retail uses. The Business Park area is meant to provide an employment center and support uses for a portion of the City's population. Development of the site will be characterized by consistency and quality in architecture and landscaping in a "campus" type setting. Retail uses in the Business Park category shall be limited to those listed in Table 2.4 and shall total no more than eight percent of the total gross floor area of the Business Park site."
Town Center Development Standards Revised January 2, 2002	"Single story offices must be used as a land use buffer when the district is adjacent to single family detached dwelling units."

Analysis of Petitions Opposing Project

Total Signatures	Duplicate Addresses	Out of Area	No Addresses or P.O. Boxes	Total Number of Valid Protests
1195	772	77	102	244

- Duplicate Address = Staff with the City of Las Vegas Planning Department has advised us that only one signature per address is counted. This number reflects the amount of addresses that have multiple signatures at each address. For instance, if a household with a family of four each signs a petition against the project, only one protest is counted for that address. Accordingly the above-referenced analysis reflects this method.

- Out of Area = signatures on petitions outside of the following boundaries: Charleston to Sahara and Rainbow to Durango. Please note we found some addresses in Henderson and North Las Vegas.

- No Addresses or P.O. Boxes = this number reflects the number of names with no addresses or listed a P.O. Box for an address.

In summary, there are 244 valid signatures on the petition.

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

Development Services Center
[redacted] S. Fourth Street
Las Vegas, NV 89101

T[redacted] 702-386-9108
V[redacted]:
Administration 229-6353
Comp Planning 229-6022
[redacted]rent Planning 229-6301
[redacted]w.lasvegasnevada.gov

November 21, 2003

Mr. Irwin Molasky
Schneider Family Trust
12 Quail Run Road
Henderson, Nevada 89014

RE: ABEYANCE - RENOTIFICATION - GPA-2993 - GENERAL PLAN AMENDMENT

Dear Mr. Molasky:

Your request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission was unable to obtain a super majority vote therefore this item will be forwarded to the City Council with no recommendation.

This item will be considered by the City Council on ***December 17, 2003***, at **TIME CERTAIN 4:00 P.M.** in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Brad Sher
Molasky Companies
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Mr. Mark Fiorentino
Kummer Kaempfer Bonner Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

M[redacted]yor
[redacted]ar B. Goodman

City Council
C[redacted]y Reese
([redacted]or Pro-Tem)
Larry Brown
Lynette Boggs McDonald
L[redacted]rence Weekly
[redacted]hael Mack
Janet Moncrief

C[redacted] Manager
D[redacted]uglas A. Selby

0[redacted]01-001-11-03

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

Development Services Center
S. Fourth Street
Las Vegas, NV 89101

702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

November 21, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: ZON-3176 - REZONING

Dear Applicant:

Your request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to recommend *APPROVAL* of your request, subject to the following:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.

2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.

4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is properly vacated prior to commencement of development. 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. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby

5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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. 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 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, or 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.

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 Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This item will be considered by the City Council on *December 17, 2003*, at **TIME CERTAIN 4:00 P.M.** in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

Development Services Center
7[illegible] S. Fourth Street
Las Vegas, NV 89101

TT[illegible] 702-386-9108
Voice:
Administration 229-6353
C[illegible]p Planning 229-6022
C[illegible]ent Planning 229-6301
w[illegible].lasvegasnevada.gov

M[illegible]or
Oscar B. Goodman

City Council
G[illegible]y Reese
(M[illegible]or Pro-Tem)
Larry Brown
Ly[illegible]tte Boggs McDonald
La[illegible]ence Weekly
M[illegible]ichael Mack
Janet Moncrief

C[illegible] Manager
D[illegible]glas A. Selby

November 21, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: SDR-3177 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to recommend *APPROVAL* of your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards

3. A waiver allowing the use of reflective glass is approved.

4. All development shall be in conformance with the site plan and building elevations.

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.

13. The hours of operation for the accessory retail use shall be limited to that of the primary use.

14. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.

Public Works

15. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.

16. 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.

17. 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.

18. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.

This item will be considered by the City Council on *December 17, 2003*, at **TIME CERTAIN 4:00 P.M.** in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Ms. Suzanne Sanders
Schneider Family Trust
Stephen and Joyce Schneider Trustees
12 Quail Run Road
Henderson, Nevada 89014

Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

PLANNING & DEVELOPMENT

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Janet Moncrief

City Manager
Douglas A. Selby

November 21, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: VAC-3178 - VACATION

Dear Applicant:

Your request for a Petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey Avenue, Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

3. All development shall be in conformance with code requirements and design standards of all City departments.

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related

review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on ***December 17, 2003***, at **TIME CERTAIN** 4:00 **P.M.** in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Analysis of Petitions Supporting Project

Total Signatures	Duplicate Addresses	Out of Area	No Addresses or P.O. Boxes	Total Number of Valid Supporters
508	159	140	1	208

- Duplicate Address = Staff with the City of Las Vegas Planning Department had advised us that only one signature per address is counted. This number reflects the amount of addresses that have multiple signatures at each address. For instance, if a household with a family of four each signs a petition against the project, only one protest is counted for that address. Accordingly the above-referenced analysis reflects this method.

- Out of Area = signatures on petitions outside of the following boundaries: Charleston to Sahara and Rainbow to Durango.

- No Addresses or P.O. Boxes = this number reflects the number of names with no addresses or listed a P.O. Box for an address.

In summary, there are 208 valid signatures on the petition.

Rest

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas

in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
1.	John M Gamby	1717 Diamond Oaks Ct 89117	
2.	Dan Tary	1613 Diamond Oaks Ct	
3.	Esc Andary	2315 S Buffalo Dr	
4.		9828 Virginia Woods	
5.	Eugene Yen	8320 Del Rey Ave	
6.	Clyde V Elwell	8512 Del Rey Ave	
7.	RICHARD KRAUSE	8420 DEL REY AVE	
8.	Lee Moran	8324 Del Rey Ave	
9.	CHARLES WALTON	1512 CUTLER DR	
10.		8420 DEL REY	
11.		8300 GILLESPIE	
12.	Donna Kaplan	8205 Shadow Ave.	
13.	CLARENCE PRUITT	8609 SONETO LN	
14.	CASEY SMITH	8608 CREMONA DR.	
15.	Rocky M. Lange	1413 Termas Dr.	
16.	MARC Hotek	9652 Raleigh Ct	
17.	Teresa Cordal	8741 Isola Dr.	
18.	Tony Nixon	8709 Pavia	
19.	MIKE MANDOLFO	8705 PAVIA DR	
20.	Arpine Hachanyan	8325 Cretan Blue Ln.	

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
	JANIE SANCHEZ	1421 Cultus Av - 89117	Janie Sanchez (A.V)
2.	MARILYN FISHMAN	8628 SURTIDOR DR	
3.	Louis Romero	8645 Surtidor Dr	
4.	Naomi R Romero	8645 Surtidor Dr	Naomi R Romero
5.	Betty Jane Boles	1529 Tomahawk Way	BETTY JANE BOLES
6.	BERNARD O'NEIL	8652 CREMONA DR	
7.	Dale Jones	8648 Cremona Dr.	
8.	ELAINE JONES	" "	
9.	Billie Read	8640 Cremona Dr.	
10.	KYLE ONDATJE	8605 ORVIETO DR	
11.	VIRGINIA Copley	8649 ORVIETO DR	
12.	Benjamin F Copley	8649 ORVIETO DR	
13.	Dennis Lambertz	8701 Orvieto DR.	
14.	Diane Jackson	8712 Isola Dr	
15.	David Hazard	8705 Isola Dr.	
16.	Crystal Wrich	1517 Merialdo Ln.	
17.	Dave Wrigh	1517 Merialdo Ln.	
18.	DANYC KADLEY	1525 FRANDOSA LANE	
19.	James A McLaughlin Sr	1521 FRANDOSA LANE	
20.	MARJORIE E. BIRK	1509 FRANDOSA LANE	Marjorie E. Birk

Trista.

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
1.	Dorothy Hrehenyak	1716 Diamond Oaks Ct 89117	Dorothy Hrehenyak
2.	Kenneth Furtado	1717 Diamond Oaks Road	Kenneth F. Furtado
3.	Zany Wei	1612 DIAMOND OAKS	Zany Wei
4.	Yves Vital	1617 Cordobes Canyon	
5.	[illegible]	4711 Hamburg St.	
6.	Anna Koschier	7415 S. Tuckylan	
7.	DIANA DIAZ	2104 CHOKEBERRY CT. 89108	D. Diaz
8.	Evelyn Walkowicz	10805 Sleepy River Av. 89144	
9.	Michael Reska	1700 Diamond Oaks Ct 89117	
10.	NICHOLAS TARZO	8429 DEL REY AVE 89117	
11.	Michael Lefore	8401 Del Rey Ave.	
12.	Doris M. Bondy	8313 Del Rey Ave	Doris M. Bondy
13.	Jeff W. Ulmet	8309 DEL REY AVE	
14.	Bert [illegible]	8301 Del Rey Ave	
15.	JOHN DAVID TAVARES	1424 LIFT Court	John David Tavares
16.	Maren Wagner	1500 Cuther Dr. 89117	Maren Wagner
17.	Anita Lauri	1713 Diamond Oaks	Anita Lauri
18.	[illegible]	1717 Vermeer Dr	
19.	Jennifer Domanskey	8417 Gillette Ave	J. Domanskey
20.	Judy Gokeeken	8401 Gillette Ave	

Trista

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas

in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
1.	Sherry DeFlorentis	8301 Gillette Ave	Sherry DeFlorentis
2.	Stacey Clark	8201 Gillette	
3.	Steve Blehm	1704 Cuau	Steve Blehm
4.	Jacqueline Harris	8304 Esmont Ln	Jacqueline Harris
5.	David Schrock	1709 Cheddar St	David Schrock
6.	Yvonne Cotton	1713 Cheddar St LV, NV 89117	Yvonne Cotton
7.	Charles Leonard	8416 Vibrant Dr.	Charles Leonard
8.	Mike Rayman	8404 Vibrant Dr	
9.	Travis Jensen	8509 Del Rey Ave.	
10.	Arthur Rafael	8497 Del Rey	
11.	Nicole Schnell	1601 Vermil Dr.	
12.	Matt Fleming	2200 S. Fort Apache #2125	
13.	Crystal Fulton	8621 Surfrider Dr 89128	
14.	Joan Rasch	8629 Surfrider Dr 89117	
15.	Robert Mitchell	8633 Surfrider Dr 89117	Robert A. Mitchell
16.	Simon O'Halloran	8600 Soneto "	
17.	Linda Wring	8612 Soneto 89117	Linda Wring
18.	Jose Munoz	8620 Soneto 89117	
19.	J.C. Laduke	1405 Escado Ln 89117	
20.	Milton	8609 Cremona Dr 89117	

Trista

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
	Harry Fawcett	8613 Gemma Dr. 89117	
2.	Rose Lee Garcia	1408 BALDOSA CR 89117	Rose Lee Garcia
3.	Henry Flaack Sr.	8640 Relente Pl. 89117	Henry Flaack Sr.
4.	Jamie Garrett	8729 Isola Drive 89117	
5.	Geoff Huey	8745 Isola Drive 89117	
6.	Katherine Snodgrass	1421 Lucaini Lane 89117	
7.	Charlie Germany	8732 Pavia Pl.	
8.	Carrie Trent	8716 Pavia Dr.	
9.	BA Flint	8701 PAVIA DR.	BA Flint
10.	Teresa M Clark	8805 Pavia Dr. 89117	
	Barbara Pacheco	8817 Pavia Dr 89117	
12.	Valerie Peterson	6825 Pavia 89117	
13.	Charles Duckworth	8812 Borla 89117	
14.	Cozumel Trent	8917 Borla Dr	
15.	Stanley Culp	8874 Borla Dr	
16.	Valerie Woodbury	8904 Tarallo Dr	
17.	Donna Bell-Campbell	8836 Borla	
18.	Betty Medeiros	8920 Borla Dr.	
19.	Warren Wampler	1408 Dolimetie 89117	
20.	Omaira Castro	1420 Dolomiti DR 89117	

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
1.	Greg Fairbairn	1313 Feather Crest 89117	
2.	Roger Gaudet	8325 Windrush ave 89117	
3.	Vanessa Young	8333 Windrush Ave 89117	
4.	Jonathan Spiewak	1309 feather Glen 89117	
5.	David Lewis	1316 Feather Glen CT	
6.	Aaron Alexander	1201 Emerywood ct	
7.	Shana Deitz	1209A Emerywood ct	
8.	Angela Hammer	↓ c ↓ ↓	
9.		1309A Emerywood	
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A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas

in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
1.	Barbara Huber	1304 Feather Crest	
2.	Kristen Williams	1100 Emerywood #B	
3.	Amanda Wiegand	1104 Emerywood ct D	
4.		1108 Emerywood CT D	
5.		1208 Emerywood ct.	Michael Pidemour
6.		1208 Emerywood ct	Daniel TC Kaesberg
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A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.	Armenui Hochanyan	8820 Rovia Dr.	
2.	Ted Weathers	8804 Pavia Drive	
3.	C Sawenk	8812 Pavia Dr.	C Sawenk
4.	DAVID HANSEN	8816 PAVIA DR	
5.	Richard McConkey	8809 BORLA	
6.	John Landrum	8905 TORCELLO DR	
7.	Steven Roberts	8909 Torcello Dr.	
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	Name (print)	Address and Zip Code	Signature
1.	Jane Torson	2005 Diamond Pk. Ct. LV	Jane Torson
2.	JAN LEWIS	2113 Diamond Brook Ct. L.V.	Jan Lewis
3.	SCOTT DELORGE	2013 Diamond Brook Court, LV, NV	
4.	Michael Miller	2105 S Cimarron LV NV	
5.	MARIA BALDOTTI	8528 Soneto Ln.	
6.	JEFFREY MERCIER	8504 Soneto Ln.	
7.	DENIS ATWOOD	8408 Viceroy Ln	
8.	Connie Beisner	8404 Viceroy Ln	
9.	Casey Quinn	8340 Viceroy Lane	
10.	Emily Baer	1404 Mink Creek Dr	Emily Baer
11.	Kyllen Bergen	1412 Mink Creek Ln.	
12.	Barry Ripple	100 N Walker 138 89107	
13.	Manuel Hernandez	1504 Kirby Dr 89117	
14.	ART PRATER	1512 KIRBY DR 89117	
15.	Alex Montoya	1416 KIRBY DR 89117	
16.		1516 Kirby Dr 89117	
17.	Ronald E Stark	8405 Eddy Stone 89117-1227	RONALD E. STARK
18.	JOHN MALASKOVITH	8408 Eddy Stone 89117	
19.	Michelle Chelberg	8429 Eddy Stone 89117	
20.	H. Revers	8513 Eddy Stone	H. REVERS

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.	SANDI BRONDYKE	8309 VIBRANT DR 89117	Sandi Brondyke
2.	Josefina Covarrubias	8616 Surfidor Dr.	
3.	John Schmidt	8636 Surfidor Dr.	
4.	Roger Ford	1524 TONADA WAY	Roger Ford
5.	Ted Roetta	8657 Cremona Dr 89117	
6.	James Stoffel	8649 Cremona Dr	JAMES Stoffel
7.	Walter A Galbraith	8652 Orvieto Dr	Walter A Galbraith
8.	Marilyn J Galbraith	8652 Orvieto Dr	MARILYN J. GALBRAITH
9.	Ron Busch	8700 ORVIETO DR.	
10.	BILL FREEMAN	8708 ORVIETO DR	
11.	Pat Schoep	8717 Isola Dr.	
12.	ELIZABETH DONNER	8713 ISOLA DR.	Elizabeth Donner
13.	SHARI FARKAS	8769 ISOLA	
14.	Yoko Delp	8713 Bolzano Ct	
15.	Sherry Wadsworth	1516 MERIALDO LN	
16.	Micaela Decker	1524 Merialdo Ln	LV NV 89117
17.	Debbie Okula	1528 Merialdo Ln	LV NV 89117
18.	Patricia Graham	8609 Cremona Dr	LV NV 89117
19.	Lisha Graham	8721 ISOLA DR	LV NV 89117
20.	Louise Blake	1516 Frandosa	" 89117

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	Name (print)	Address and Zip Code	Signature
1.	Bryan Tomlinson	2001 W. Charleston Apt 1104	
2.	Jimmy Haynes	2004 Orixon Ct	
3.	Jose Ruiz	1005 Rockaway	
4.	Jennifer WATSON	1007 RockAWAY	
5.	Glenn Schlidall	813 Clinic	
6.	Brad Hicks	621 Clive St.	
7.	Steve Gascoyne	605 Clive St.	
8.	PATRICIA O'NEILL	6902 CONIFER LN	
9.	DAVID L STOKELY	6909 CONIFER LN	
10.		6900 ALTA DR	
11.		~~6701~~ 601 Vincent Way	
12.	MARTIN COOKE	713 VINCENT WAY	
13.	EDWARD A. PELAS	809 VINCENT WAY	
14.	MARSHALL C FOX	833 Vincent Way	
15.	SAUNDRA Pollock	909 Vincent Way	
16.	Bobbi NESS	Vincent Way	
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	Name (print)	Address and Zip Code	Signature
1.	GRACIELA	8301 - West Charleston	Graciela Nelson
2.	Jake Colby	83rd west Charleston #2085	
3.	Frank Hayward	8501 W. Charleston	
4.	Wendy Cho	1111 Cimarron	
5.	Jeanette Schneider	1111 S Cimarron	
6.	Ana M McCue	1115 Cimarron	
7.	Michael Tiraboschi	8155 Charleston 89117	
8.	Lore Schneider	8155 Charleston 89117	
9.		8155 Charleston 89117	
10.		8155 W. CHARLESTON	
11.		1125 Plantation Ct	
12.		1129 Plantation Ct	
13.		2001 W. Charleston #087	
14.	Mike Kennedy	7001 W. Charlestown Blvd.	Mike Kennedy
15.		7001 W. Charleston Blvd #2073	
16.	W.J. WAINSCOTT	7001 - 1065	
17.	Maria Lederma	7001 W charleston 1072	
18.	Tony Ricci	7001 W charleston 2071	
19.		7001 W Charleston Blvd	
20.		7001 W Charleton	

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A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.	JACOB WESSEN	1109 EMERYWOOD CT #D	
2.	Christina Ernst	1205 Emerywood Ct #d	
3.		8450 W Charleston #1002	
4.	Dan Swenson	8450 W Charleston #1009	
5.	Kathy Holder	8450 W Charleston #1010	
6.	Michelle Wynn	8450 W. Charleston #2006	
7.	Heather Beam	8450 W Charleston 2024	
8.	Florence	4664 Hackmore Ln	
9.	David Cahill	8301 W Charleston Ln	
10.	Patrick Starr	8450 W. Charleston	
11.	Janine Barton	8301 W Chas #4/1006 LV NV 89117-1246	
12.	Silvia A Malone	6429 Mockingbird Ln LVN	
13.	Tina Johnson	8301 W. Chas. #4/1005	
14.	John Wolosz yn	8301 W. Charleston #1021	
15.	Dr Sheila D. Mitchell	8301 W. Charleston Blvd #1076	
16.	LaRhonda Moeff	7121 Flowerridge LasVegas NV	
17.	Willie White	8301 W. Charleston 1032	
18.		8301 W. CHARLESTON 1031	
19.	Pat Lowery	8301 W Charleston	
20.		8301 W Charleston	

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	Name (print)	Address and Zip Code	Signature
1.	Chris Neff	1108 Emerywood Ct 89117	
2.	Linda Wharton	1104 Emerywood Ct 89117	
3.	Leah Meredith	1200 Emerywood Ct 89117	
4.	Jeiva Valencia	1208 Emerywood ct. 89117	
5.	Nadalie Tenney	1306 Emerywood ct #D 89117	
6.	Nelson Ibarra	1205 Emerywood ct #B 89117	
7.	Tudor Green	550 w Gowan St 89106	
8.	Shelley Bradley	8450 W. Charleston	
9.	Patricia Tara	8450 W Charleston	
10.	Sandy Jacques	8450 W Charleston	
11.		8450 W. Charleston	Alma Lopez
12.		8450 W Charlston	
13.	Jennifer Lopez	8450 W. Charleston	
14.	Daniel Labrecque	8450 W Charleston Blvd #1005	
15.		8450 W. Charleston Blvd #1005	
16.	Denise Valentino	8450 W. Charleston	
17.	Yanicia Visingardi	8450 W. Charleston 1057	
18.	Tamara Donovan	4328 Mammoth Creek	
19.		8450 W. Charleston Blvd #1050	
20.		8450 W Charleston 1049	

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	Name (print)	Address and Zip Code	Signature
1.	Linda Thomas	6944 Cloud Cir.	
2.	Linda Moretti	716 Vincent Way	
3.	Eldon Smith	804 Vincent Way	
4.	LEONARDO	812 VINCENT WAY	
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	Name (print)	Address and Zip Code	Signature
1.	Terry Hunter	7001 Charleston	Terry Hunter
2.	LaDavina Hawkins	7001 Charleston #1051	
3.	Belinda Akers	7001 Charleston #1057	Belinda Akers
4.	Betty Bettis	7001 Charleston #1060	
5.		7001 Charleston Blvd	
6.		7001 Charleston Blvd	
7.	Chris Beecham	7001 Charleston Blvd 2066	
8.	Byron Moreno	1008 Sprague Ct 89145	
9.	Angela Carpenter	928 Rockaway 89104	
10.	Michael Acklin	924 Rockaway 89104	
11.	Samuel Chavez	6909 Vivian CIR 89145	
12.	Terri Addison	6909 Prairie Way	
13.	sheri marten	6901 Parkview	
14.	Kim Eldred	6921 Prairie Way	
15.		531 Big Jack	
16.	Kelly Rodimon	604 Biljac St.	
17.		6905 Confetti Lane	
18.	Jen Stamper	6905 Alta	
19.		6501 W. Charleston #15	
20.	Lee Dewitt	6922 Alta	

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	Name (print)	Address and Zip Code	Signature
1.	LaSonia Washington	8301 W Charleston LV NV	
2.	JayDee Grant	8301 w charleston, LV NV	
3.	Nicholas Nussle	8301 W Charleston, LV NV	
4.	Lisa Smith	8301 W. Charleston, LV NV	
5.	[illegible]	8301 W. Charleston 2063	
6.	Emma [illegible]	8301 W. Charleston 2063	
7.	[illegible]	1111 S. Cimarron Rd #103 89117	
8.	[illegible]	" " #103 89117	
9.	Jason Jacks	1111 S. Cimarron Rd #103	
10.	[illegible]	" #203 #103	
11.	[illegible]	"	
12.	[illegible]	1111 S Cimarron	Samuel Kessler
13.	Dolce Torres	" "	Joe Odiaga
14.	Dolce Torres	" "	
15.	Gary Hughes	8155 W. Charleston Blvd	
16.	Kim Russell	8155 Cimarron #54	Kim Russell
17.	Dee Russell	8155 W Charleston Blvd #69	
18.	Lonny Rueden	1111 Warbonnet Way	
19.	[illegible]	1111 Warbonnet Way	
20.*	Toni Lauffer	1111 Warbonnet Way #211	Toni Lauffer

* Need 2 Driveways

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	Name (print)	Address and Zip Code	Signature
1.	[illegible]	1104 Plantation Ct #A	[illegible]
2.	[illegible]	1108 A Plantation Lower #A	[illegible]
3.	Karen Holmes	1128 Plantation II #A	[illegible]
4.	Dixie J. Bowen	1121 Plantation # C	DIXIE L. BOWEN
5.	Ken Howard	1123 Plantation #A	[illegible]
6.	[illegible]	7001 W. Charleston	[illegible]
7.	Rebecca Baga	7001 W Charleston	[illegible]
8.	Jenna Tucker	7001 W. Charleston	Jenna Tucker
9.	[illegible]	7001 W. Charleston	Mike Schultz
10.	Randy Gordon	7001 W. Charleston	[illegible]
11.	[illegible]	7001 W. Charleston	[illegible]
12.	Kristen Hall	7001 W Charleston	[illegible]
13.	Cesar Joya.	7001 W. Charleston.	[illegible]
14.	Eddy Eljaouhari	7001 W Charleston.	[illegible]
15.	Sherry Long	7001 W Charleston	[illegible]
16.	Michael Castillo	7001 W. Charleston	[illegible]
17.	Valerie Castillo	7001 W. Charleston	Valerie Castillo
18.	Leonardo Finkielsztein	7001 W. CHARLESTON	[illegible]
19.	Ginny Horsley	7001. W. Charleston	[illegible]
20.	Terry Smith	7001 W. Charleston	[illegible]

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	Name (print)	Address and Zip Code	Signature
	John Main	8155 W Charleston #95	John B Main
2.	KAREN STEWART	1138 PLANTATION CT D	K. Stewart
3.	Christine Smith	1126 Plantation #D	Christine Smith
4.	Jaime Barrera	1124-A Plantation ct.	J Barrera
5.	[illegible]	1116 A PLANTATION CT	[illegible]
6.	Maida Peiata	4750 Luxor Way #1277	M Peiata
7.	Elena A. Christy	7001 W. Charleston Blvd #2086	Elena A. Christy
8.	Katy Pissott	7001 W Charleston #1084	K Pissott
9.	Ida Perkins	7001 W. Charleston #1060	Ida Perkins
10.	Miriam Salazar	7001 W. Charleston	Miriam Salazar
11.	[illegible]	7001 W. Charleston	[illegible]
12.	Celeste King	7001 W. Charleston #1095	Celeste King
13.	HELENE CARPENTER	7001 W. CHARLESTON #90	
14.	Trang Nguyen	7001 W. Charleston	
15.	Arlene Howlett	7001 W Charleston	Arlene Howlett
16.	Emily McCawley	1008 Griscom Ct.	Emily J. McCawley
17.	JEFF JAEGER	1000 ROCKAWAY	
18.	WILLIE SMITH	912 ROCKAWAY ST.	Willie Smith
19.	CARL HUBAY	6912 Bison Circle	Charles C. Hubay
20.	Marcy Samstag	6908 Prairieway	Marcy Samstag

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	Name (print)	Address and Zip Code	Signature
1.	RAUL PLACENCIA	8401 W. Charleston	Raul Placencia
2.	BOB ROPES	R4411 SPENCER	R. Ropes
3.	Frankie Lofton	8401 Charleston Blvd #1009 BJ	Frankie Lofton
4.	Shayne Evans	8401 Charleston Blvd	Shayne Evans
5.	ANA ADAMS JR	8401 Charleston 1049	Ana Adams Jr.
6.	LoLa Raeder	8401 Charleston	LoLa Raeder
7.	Betty A Caley	8401 W. Charleston #1067	Betty A Caley
8.	Thomas Wallace	8401 W. Charleston #1017	Thomas Wallace
9.	Victoria Rubio	8401 W. Charleston #1057	Victoria V. Rubio
10.	SHERI FREEMAN	8401 W. Charleston #1060	Sheri Freeman
11.	Lynn Lampy	8401 W. Charleston #1058	Lynn Lampy
12.	Floyd Lopez	8401 N CHARLESTON APT 1055	Floyd Lopez
13.	Lesille Coats	8401 W Charleston Apt	Lesille Coats
14.	JARED JONES-PARKS	8401 W CHARLESTON APT 2059	Jared Jones-Parks
15.	William Bagley	8401 W charleston Apt 2058	William Bagley
16.	Jacee Escobia	8401 W Charleston #2059	Jacee Escobia
17.	John Glasser	8401 W. Charleston #1061	John Glasser
18.	Dorothy Frost	8401 W Charleston #1009	Dorothy Frost
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	Name (print)	Address and Zip Code	Signature
1.	DOROTHY HREBENYAK	7116 DIAMOND OAKS CT 89117	Dorothy Hrebenyak
2.	BONNIE CHANCE	8425 VICEROY LN	Bonnie Chance
3.	Jim Hart	8401 VICEROY LN 89117	Jim Hart
4.	Renee Petrofsky	1509 Kirby Dr. 89117	Renee Petrofsky
5.	Ardyce Haack	8504 Eddy Stone Ave	Ardyce Haack
6.	Rafaela Parra	1021 Bamboo Dr	Rafaela Parra
7.	Denise Howell	8415 Gering Lane	Denise Howell
8.	Troy Clarendon	8401 W Charleston Blvd	Troy Clarendon
9.	Charmaine Matautia	8401 W Charleston Blvd #2068	Charmaine Matautia
10.	Nathan Brown	8401 W. Charleston Blvd #1005	Nathan Brown
11.	Jay Roberts	8401 W. Charleston #1002	Jay Roberts
12.	Perry Allen	8401 W. Charleston #2008	Perry Allen
13.	CARL WARNER	8401 W CHARLESTON 1012	Carl Warner
14.	Shantell Winn	8600 W. Charleston	Shantell Winn
15.	PATRICIA MACIAS	8401 W. Charleston 1026	Patricia Macias
16.	Sheri Kamimura	8401 W. Charleston 1005	Sheri Kamimura
17.	NINA Macias	8401 W. Charleston apt 1005	Nina Macias
18.	FRANCES D. JUAREZ	1025 W Charleston 2W	Frances D. Juarez
19.	Nina Blatt	8401 W Charleston 2W	Nina Blatt
20.	Gabriel Rubiacio	8401 W Charleston	Gabriel Rubiacio

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	Name (print)	Address and Zip Code	Signature
1.	HAYWEST WEST	1313 EMERYWOOD	Haywest West
2.	Coleman	1364 Emerywood Ct	
3.	Clinton Scott	1309 Emerywood ct	Clinton A. Scott
4.	Hazel Figgs	8450 W. Charleston 1014	Hazel Figgs
5.	JANI COBB	8450 W. CHARLESTON	
6.	Elizabeth Cranmer	8450 W. Charleston	Elizabeth Cranmer
7.	Jenny Kolt	8450 W Charleston	
8.	Jay Parker	8450 W. Charleston	
9.	Michelle Dennis	8450 W. Charleston	Michelle Dennis
10.	Erika Synoracl	8450 W Charleston	
11.	Joan A. Souza	8450 W. Charleston 1051	Joan A. Souza
12.	Edward M. Souza	8450 W. Charleston 1050	Edward M. Souza
13.	Waylon D. Smith	8450 W. Charleston	
14.	Ed Eobli	8450 W Charleston	Ed Eobli
15.	Brandon Chappel	8450 W Charleston 1040	Brandon Chappel
16.	IRENE M. SAMPSON	8450 W. charleston 1047	Irene M. Sampson
17.	David Newton	8450 W. Charleston	
18.	Amanda	8450 W Charleston	Amanda Rodgers
19.		8301 W. Charleston	
20.	Sean Wallcook	3507 Charleston	

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	Name (print)	Address and Zip Code	Signature
	Jaureen J. Jones	8301 W. Charleston Blvd 89117	
2.	Leslie Muhleck	8301 W. Charleston	Leslie Muhleck
3.	Royale Jones	8301 W. Charleston	Royale
4.	Olivia Rochin	8301 W. Charleston	
5.	Lisa Scales	8301 W. Charleston L.V. NV	Lisa Scales
6.	Donald Colbert	8301 W Charleston L.V. NV.	Donald Colbert
7.	Nikole Phillips	8301 W. Charleston LV. NV	Nikole Phillips
8.	Deborah Armstrong	8301 W. Charleston LV NV	Deborah Armstrong
9.	Jerry Howard	8301 W Charleston, NV	
10.	JASON SCHAEFER	8301 W. Charleston NV	
	Kevin Williams	2251 S Forte Apache Rd	
12.	CONNEARA SCHAEFER	8301 W. CHARLESTON	
13.	Geraldine Cantila	8301 W. Charleston	Geraldine Cantila
14.	JEAN DUNCAN	1111 S Cimarron	Jaureen M Duncan
15.	STEPHEN CUZZOLINO	1111 S. CIMARRON	
16.	Richard Colvin	1111 S. Cimarron	Richard Colvin
17.	MARVIN WILKS	8155 W. CHARLESTON #28	M. W. Wilks
18.	Eddie Kobroski	8155 W. Charleston #111	
19.	David Vance	8155 W Charleston	David B Vance
20.	Thomas	8155 W. Charleston	

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas

in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
1.	Steve Samstag	6908 Prairie Way	
2.	Richard Drummond	[redacted] Prairie Way 89110	
3.	Carolyn Conrad	6912 Prairie Way	
4.	Monte Wilson	617 Bicsc	
5.	Kitty Parisuta	6920 Alpine	
6.	Mike Ruiz	504 Vincent Wy.	
7.	STEVE STEDGE	6945 CLOUD CIR	
8.	Samantha Sweeney	6956 Cloud Cir	
9.	Charlene Todd	712 Vincent Way 89145	
10.	Marsha Aguilar	800 Vincent Way 89145	
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	Name (print)	Address and Zip Code	Signature
1.	Ryan Mabb	5401 W. Charleston	Ryan Mabb
2.	Miguel Hernandez	8450 W. Charleston	Miguel Hernandez
3.	ANTONIO ORTIZ	8450 W. CHARLESTON	Antonio Ortiz
4.	Martha P. Pacheco	8301 W. Charleston	Martha P. Pacheco
5.	Raymond Rodriguez	8301 W Charleston # 109	Raymond Rodriguez
6.	Sammy C. Rodriguez	8301 W. Charleston #1096	Sammy C. Rodriguez
7.	Donna L. Carey	8301 W. Charleston #1098	Donna L Carey
8.	Sonia Medina	8301 W. Charleston #210	
9.	Joyce Prescott	8301 W Charleston	Joyce Prescott
10.		8301 W Charleston	
11.	Tony Angrisano	8301 W CHARLESTON BLVD	
12.		8301 W. Charleston Blvd. #2080	
13.		8301 W Charleston #	
14.	LAKEESHA HOUSE	8301 W Charleston 2077	LaKeesha House
15.	Kapua Wiginton	8301 W Charleston	Kapua Wiginton
16.	Audrey DeClaires	8301 W Charleston	Audrey DeClaires
17.	JACKIE PULIZZANO	8301 W. Charleston	Jackie Pulizzano
18.	Anthony Matarasa	8301 W Charleston	
19.	LATONYA JOHNSON	8301 W. Charleston	L. Johnson
20.	Denha Carmona	8301 W. Charleston	Denha Carmona

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	Name (print)	Address and Zip Code	Signature
1.	MARK NAKAMURA	1111 WARBONNET WAY LV. 89117	
2.	Jim KOZ	1109 PLANTATION CT LV 89117	
3.	Cindy Mayo	1109 Plantation Ct LV 89117	
4.	Elaina Portillo	1104 Plantation Ct 89117	
5.	Gil Shelton	1109 plantation ct 89117	
6.	Ebony McCray	1113 Plantation Crt 89117	
7.	Kevin Lott	1121 Plantation Ct D	
8.	Aubrey Hetfron	7001 W. Charleston Blvd #2027	
9.	Desiree Dayton	7001 W Charleston Blvd	
10.	Chad Anderson	7001 W Charleston Blvd	
11.	Corey Hodges	7001 W CHARLESTON BLVD 2028	
12.	SHANE SEELEY	7001 W. Charleston Blvd	
13.	BRIAN HARRISON	7001 W. Charleston Blvd	
14.	ALEXANDRIA SLACK	7001 W. CHARLESTON	
15.	LONNIE STRANGE	7001 W. CHARLESTON	
16.	Roger Hunt	7001 W. Charleston	
17.	Sharon Allhands	7001 W. Charleston	
18.	M. Hemsley	7001 W. Charleston	
19.	F. Gindeel	7001 W. Charleston	
20.	G. Leavitt	7001 W. Charleston	

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	Name (print)	Address and Zip Code	Signature
1.	Allen Wright	7001 W. Charleston Blvd	
2.	Victoria Becker	7001 W. Charleston	
3.	Kathy Jones	7001 W. Charleston	
4.	[illegible]	7001 W Charleston	
5.	Alicia Stevenson	7001 W. Charleston	Alicia Stevenson
6.	Amanda Jackson	1001 Spring Ct	
7.	[illegible]	920 Spring Ct	
8.	MELVIN D. JAMES	909 ROCKAWAY	
9.	Robert Gardner	809 Cline St.	
10.	MARLENE HICKS	801 Cline Street	Marlene Hicks
11.	RAY GOMEZ	709 CLIME STREET	
12.	Sandra Williams	613 Cline St	
13.	Jesse Ballesteros	6916 Conifer Ln.	
14.	Nick Manakrousos	6913 Alta Dr.	
15.	Mike Kelsch	6917 Alta	
16.	Waltraut Weyer	501 Vincent Way	Waltraut Weyer
17.	Shay Mehedad	701 Vincent Way	
18.	WILLIAM HOLLEY	801 VINCENT WAY	
19.	[illegible]	813 Vincent Way	
20.	[illegible]	917 Vincent Way	

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	Name (print)	Address and Zip Code	Signature
1.	[illegible]	8401 W Charleston 8117	
2.	Agnes Rohn	8401 W. Charleston 2067	
3.	Great Schwenke	8401 W. Charleston 2067	
4.	Ken Apsey	840 W Charlston	
5.	[illegible]	8401 W charlston	
6.	[illegible]	[illegible] Charleston	
7.	STAN EVANS	8401 W. CHARLESTON	
8.	Felisita Margarejo	8401 W. Charleston #1013	Fsg Margarejo
9.	DAVIE WYNNE	8401 W Charlton #2016	Davie Wynne
10.	[illegible]	[illegible]	
11.	Helen Walker	8401 W. Charleston #[illegible]	
12.	[illegible]	8401 Charleston 8401	
13.	[illegible]	8401 Charleston #2022	
14.	Kenyan Texidor	8401 W. charleston 2032	
15.	Joshua Mels	8401 W. Charleston 2058	Joshua Mels
16.	ELIZABETH ROSS	8401 W CHARLESTON 2046	E. ROSS
17.	Allen Wynne	8401 W. Charleston 2047	
18.	Lorrie Mancini	8401 W Charleston #2040	
19.	Greg Feller	8401 W. Charleston #1048	Greg Feller
20.	Tom Trish	8401 W Char #1050	

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	Name (print)	Address and Zip Code	Signature
1.	STEVE RALEIGH	8512 FRANDOSA LN	
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	Name (print)	Address and Zip Code	Signature
1.	William H. Welch	2008 Diamond Peak Ct.	
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Other Support Petitions

- 548 citizens signed a petition in support of relocating the Social Security Administration Building to Buffalo Drive.

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	Name (print)	Address and Zip Code	Signature
1.	Deborah Ketchum	3873 San Andreas Ave	Deborah Ketchum
2.	Sarah Knight	3873 San Andreas Ave	Sarah Knight
3.	Carol Harris	9712 Fionna Lane	Carol Harris
4.	Cynthia Harris	9712 Fionna Ln #103	Cynthia Harris
5.	LORETO G. CABALLERO	5010 Indian River Dr. #APT. 189	
6.	RICK REINHARDT	6710 FRUIT + FLOWER	
7.	MARILYN S. PEGROSS	1912 KING HILL ST	
8.	James Rowe	29 N. 28th st. 89101	Jim Rowe
9.	Steve Jones	2120 Ramrod 89014	
10.	Ji Hoon Leem	123 S FIGUEROA St #338	
11.	Barbara Caballero	1750 E Karen Ave-89109	
12.	Richard Madrid	5043 Spencer 89119	Richard Madrid
13.	DAVID HSU	6156 MEADOW VISTA LN	
14.	Qing SHI	6156 MEADOW VISTA LN	
15.	MARY CASTANEDA	2684 VALLEY CLOSTOOVE	
16.	William Rizzo	200 S 4th Pearson #317	William Rizzo
17.	KRIS JAYONA	2471 GRANNIS LN	
18.	MICHAEL JORDAN	6729 QUARTER HORSE LN 89148	
19.		711-ETwo 21	
20.	Natasha Williams	726 Brush St.	

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	Name (print)	Address and Zip Code	Signature
1.	Brandy Houston	5419 Centurion Ct Apt 203 89122	Brandy Houston
2.	Santiago Heredia	4249 Tara #4	Santiago Heredia
3.	Ronald Radke	2860 Misty Ct	
4.	CHU, KWOK KEUNG		Chu Kwok Keung
5.	Baltsar Elorzia	4740 Barela Way LV	
6.	Ronnie Davis	Salvation Army	
7.	Robert D Andrews	1613 Buffalo Trail Dr	
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	Name (print)	Address and Zip Code	Signature
1.	MARIA R. RAMIREZ	6228 Cast Ave 89108	
2.	John FANNUZZI	1823 W. Charleston	
3.	Wendy Marencik	8401 W. Charleston	
4.	Arturo Caballero	1516 N. Lily Ct	
5.	Eduardo Cima	PO Boy 6233 Pahrump NV	
6.	Jennielyn Greenwood	5070 Riverglen Dr.	
7.		751 Lupin Pahrump	
8.	RODNEY K. YEMURA	6701 DEL REY AVE #228	
9.	Tresett Lewoir	2810 S. Decatur #1	
10.	Katie Silber	6255 W. Tropicana 89103	
11.	SHIRLEY VINZANT	1020 SHIFTING SANDS	
12.	Josephine Forbes	1025 Springpond Ct. Henderson	
13.	Roger Maize	4877 Willow Grove Dr	
14.		2427 TWIN EDITION DRIVE, HENDERSON	
15.	Kyunghee Lee	7844 Salt Spray Ct	
16.	Alex PADILLA	3691 E. Reno Ave.	
17.	EVANARIE MORAN	1000 Carmel Shores	
18.	Patricia Ulanes	3800 Wynn #718 LV NV	
19.	MICHAEL O'KEEFE	10173 GRANITE AIRBOIL RD. LV NV	
20.	Emily Bay	571 N 30 Ct	

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	Name (print)	Address and Zip Code	Signature
	Caridad Mesa 1/15/2004	3115 Cardinal Dr	Caridad Mesa
2.	Ruth C Pryor	2503 Mahala Cir	Ruth C Pryor
3.	[illegible]	6105 EAST SAHARA AVE 89142	[illegible]
4.	Laiva Lopes	6105 East Sahara 89142	Laiva Lopes
5.	Royce Reed	2208 Siesta, 89109	[illegible]
6.	Gladys perry	4025 palo Verde	Gladys perry
7.	Beverly Smith	6200 Habart Ave 89107	Beverly Smith
8.	Stephen Cox	6337 W. Washington 89107	Stephen Cox
9.	Isiah Epps	4595 Pennwood 89102	[illegible]
10.	Cliff Nauenburg	5516 Boulder Hwy 89121	[illegible]
11.	Casey Gunn	5921 N Rancho 89130	[illegible]
12.	Ramon Mendoza	5511 Nesi Ave L.V. 89110	[illegible]
13.	D.K	6649 Way Buzzn Way LV 89103 89104	[illegible]
14.	Johnny Kilbane	1502 S Las Vegas #14	[illegible]
15.	Ina Maria Collier	2950 S. Decatur B-2	Ina Maria Collier
16.	Zeb Collier Sr	2950 S. Decatur Blvd # B-2	Zeb Collier
17.	Iris Wood	1123 Ice Crystal	[illegible]
18.	[illegible]		
19.	Lisa McElveen		[illegible]
20.	Larry Aikens		[illegible]

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	Name (print)	Address and Zip Code	Signature
1.	KAAREN SUSAN RAYNER	9501 W SAHARA 1164 89117	K. Susan Rayner
2.	Keksirin Middapuy	1832 Arbol Verde Way 89119	
3.	LAVONNE WRIGHT	925 Sierra Vista	
4.	MANUEL VARGAS	8541 SACADA FALLS	
5.	Patty Liddicoat	7916 Lupin Dr Pahrump	
6.	Shawna Hare	9750 Place Way 89147	
7.	Donald Nelson	4145 Oakview St 89147	
8.	CAROLYN FRAZIER	701 ASPEN PEAK Loop	
9.	Eric Aragon	5015 E Lake Mead #324 89015	
10.	Maria Caminero	3591 Marquinder. 89105	
11.	PEDRO SALVADOR	5000 ACTON Dr. 89107	
12.	JOSEPH VERGARA	615 ROYAL CREST CIRCLE #9 89109	
13.	Jennifer Guarino	8070 W. Russell Rd #1007	
14.	William F. Highline	6533 Hill View Ave 89107	
15.	Regan Trayner	10173 Grants Harbor Rd	
16.	Roy Sayers	4650 E CAREY AVE	
17.	JUNE SAYERS	" " " "	
18.	Brandy Walker	5275 W. Tropicana 89103	
19.	Zdena Hays	P.O. Box 29029 LVNV 89126	
20.	Dan Wilson	320 S. First St. 89101	

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	Name (print)	Address and Zip Code	Signature
1.	Michael Johns	1980 Upland Blvd LV NV 89107	
2.	Joyce Cureton	3658 Huerta Dr. LV NV 89121	Joyce A. Cureton
3.	June Griffin	2753 Sidewinder LV 89121	
4.	ERIC GONZALES	4855 BOULDER HWY	
5.	Yolanda Coleman	11050 Desert Dove Ave	Yolanda Coleman
6.	Alvaro Pueda	6530 Annie Oakley Dr #1422	
7.	RODOLFO C. SERAME	8345 HUNTER BROOK	
8.	DINA LACAMBACAL	8345 HUNTER BROOK ST.	
9.	Elizabeth Salazar	432 STAGHORN PASS AVE.	
10.	ROMEO S. ANTONIO	5541 NESS AV 89118	
11.	Phacharapha Henke	54 Sacramento Dr. 89110	
12.	Joshua Serrano	3601 Cambridge #261 89109	
13.	JAMES THOMPSON	3650 STOBER BLVD APT 222 89103	James Thompson
14.	Khaleq Arnold	10654 Lunar Crater Ave	
15.	DEBRA NAFALI	5261 JANFRED Ct #31 89103	Debra Nafali
16.	Vara Tadlock	1825 Avocado Ct. 89014	VARA TADLOCK
17.	Monica Fuentes	2446 Lacrimoma apt 3B 89109	Monica
18.	Anthony Andersen	2236 Valley Dr 89106	
19.	HERBERT WATSON	3132 WEST ST LV 89124	
20.	Helen Dawley	6260 Viewpoint 89156	

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	Name (print)	Address	Signature
1.	Alfonso Tenorio	6255 W Tropicana #479 89103	
2.	Debbie Gauvette	345 Lista Ct. Hnd 89014	
3.	Terry Estell	2646 Blue Leaf Dr	
4.	Janice Latum	2646 Blueleaf Dr N.L.V. 89032	
5.	Robert Lawrey	5581 Kildare Ct	
6.	RENEE NEIGHBORS	5055 W. Hacienda Ave (89118)	
7.	Loretta Wendt	3386 Lista Del Monte	
8.	Samantha Mayo	1124 Sierra Vista Dr #4 89109	
9.	REBECCA F. GARCIA	5820 HARMONY AVE 89107	
10.	CONRADO MAYO	7938 SALLY STREET	
11.	MARTIN RICHMOND	860 N 18TH ST	
12.	Nancy Issa	4113 Fortune Dr	
13.	Alfredo Magdaleno	3922 Palma Vista Cir	
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	Name (print)	Address and Zip Code	Signature
1.	Michael Kanichkoun	10175 W. Spg. Mt. Rd #7008 89117	
2.	Joe Fopiano	2900 S. Valley View	
3.	Martin Serpico	1511 Las Vegas Blvd North	
4.	Jack Kalmanson	2878 Renegade Dr	
5.	Erika Byrd	6959 Peggy dr	
6.	Mike Shutoo	4400 Bruma Ln 89146	
7.	Maria Benson	3005 Roseville, LV NV	
8.	Alec Payo	5916 Sassa St.	
9.	Angus Smith	7044 Clearwater Ave	
10.	David Byrd	3347 Warnock Rd	
11.	Roberto Funcion	11621 Kings Arms Ln 89138	
12.	Mirna Vargas	10301 Sespe St. NV	89108 Mirna Vargas
13.	Diana Caldarola	9720 Granton Ave LV NV 89148	
14.	John Dellon	426 Calle Cesarita St	
15.	Yongsu You	5870 W. Harmon ave #209	
16.	Demetrius Lynch	8101 W. Flamingo LV NV 89147	
17.	Idelia Horton	4571 Macher Way Apt C	
18.	Daniel A. Lagrand	2750 So Durango #3074 Las Vegas NV 89117	
19.	Robert White	2891 N Rancho 89130	
20.	Estreleta Cabasug	4309 W. Cactus Blvd, 89103	

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	Name (print)	Address and Zip Code AP/19	Signature
1.	EDUARDO RUIZ	3832 PALOS VERDE 89119	
2.	Oscar Rodriguez	116 N 19 St	
3.	Jay Krentz	918 White Cap Rains	
4.	JERRY E. MYERS	5411 PINE RANCH	
5.	Robert R. Lewis	3141 #A Michael Way	
6.		209 N. 15th	
7.	Teresa Cruz	316 W Baltimore	
8.	Rebecca Nevas	3535 Cambridge #251	
9.	SHEILA Anderson	2316 SEANNE DR	
10.	Edward F Collins	5641 MARIA AVE	
11.	Alicia Soto	1701 N. Jones	
12.	NANCY ANN WAYNE	5333 HOMERIA ST. 89113	
13.	SANTOS PLOCHE	1021 CANOSA 89104	
14.	Ruth Saenz	3150 Nellis Blvd	
15.	Delores Kegel	2511 STORKE LN	
16.	Maria R Rodriguez	1225 E Hacienda 6 89128	
17.	David Hsu	8516 W. Lake Mead #108	
18.	Nelson Melendez	520 San Pablo #102	
19.	Tammy Tabura	595 S. GREEN VALLEY PKWY #512	
20.	DIANE LEBRON	5609 ALTA DRIVE	

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	Name (print)	Address and Zip Code	Signature
1.	GUILLERMO CORONADO	7858 PRESSO HENDERSON NV 89074	
2.	Frank Lennon	1001 4th St. L.V. 89101	
3.	Daniel Mathews	870 Groft Way Henderson	
4.	Scott Standiff	2279 Ramsgate Drive 89079	
5.	VERNA Castillo	5724 Royal Castle 89130	
6.	Terry Wilson	3315 N. Indian Horse Ct.	
7.	Richard Wilson	" " "	
8.	ZORAIDA LIMBAG	522 N. Lamb BLVD. 89110	
9.	Renata Davis	590E Twain Apt A36 Las Vegas NV	
10.	William D. Burch	P.O. Box 383, Pahrump, NV	
11.	Dorothy M. Burch	P.O. Box 383 Pahrump, NV	
12.	CYNTHIA MONTOYA	3060 S. DECATUR BLVD #B7 LVNV 89102 Equality not	
13.	MISTY PERRY	3060 S. DECATUR BLVD #B7 LVNV 89102 Equality Now	
14.	Monica Gomez	2684 S Decatur #206 89102	
15.	MARILU B CAMAMA	600 W. Peces Rd apt 2148	
16.	JERRY KOTERO	337 HOMEDALE AVE.	
17.	Toni Stratton	4571 Macher Way #C	
18.	Alanna Gradias	2255 Sunset Rd #1046	
19.	Kelly Castillo	2255 Sunset Rd. 1046	
20.	Roxie Collins	2881 N. RANCHO	

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	Name (print)	Address and Zip Code	Signature
1.	Virgilio Cabasug	4309 W. Okey Blvd. 89102	Virgilio Cabasug
2.	Ron Williams	640 McKnight St 89101	Ron Williams
3.	Kelley Dockery	6116 Newbridge Way 89032	Kelley Dockery
4.	John Elsinger	9185 Whitecap Rains Ct	John Elsinger
5.	Carlos A. Muniz		Carlos A. Muniz
6.	John W Reed	3045 Lindell Rd.	John W Reed
7.	Marla Geraldo	7147 S. Durango Dr. #203	Marla Geraldo
8.	Cherry Cole	Hermon	
9.	Audrey Polk	3440 Winterhaven 89117	Audrey Polk
10.	Jeffrey Hellie	4089 Boston Ave. 89121	
11.	Abdiel Navarro	6229 Yerba Ln 89108	
12.	Sharon Tamm	1325 S 11th St 89104	Sharon Tamm
13.	Rose Faro	4632 Bumblebee 89122	Rose Faro
14.	Crystal Walls	5917 Gordon Ave 89108	Crystal Walls
15.	Albert Barreto	4255 Tamarus St. 89119	
16.	M. Barrera	P.O. Box 95331 L.V. NV. 89193	M. Barrera
17.	Pam Bartley	7895 S. Durango Dr #303 89113	Pam Bartley
18.	Aaron W. Blagg	P.O. Box 90221 89021	Aaron Wesley Blagg
19.	Brian Kong	4611 Lady Bug Cir. 89122	Brian Kong
20.	Wendy Krat	9550 W Sahara #2020 89117	Wendy Krat

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address	Signature
1.	DORIS AHENRY	3000 PROMENADE BLVD 89107	Doris Henry
2.	Annel Estrada	4651 Sun Valley 89121	Annael Estrada
3.	JOSE GUTIERREZ	4409 Via Torino 89103	Jose Gutierrez
4.	Shaemayne Gonsalves	2401 Sunshores Dr 89128	Shaemayne Gonsalves
5.	ROBERT R. Landis	3601 El Conlano #1303	
6.	[illegible]	SBC/CO. Clerk	
7.	Paul G Crawford	1075 Plantation Rose Heads	
8.	Yvette Vidinha	2401 Sun Shores Dr.	Yvette Vidinha
9.	LARRY GLEADLE	5011 SWENSON 89119	Larry A Gleadle
10.	Juanita S. Athey	9 Cottonwood St. B.D. 89004	Juanita S. Athey
11.	MARK W. KWOK	9317 Iceland Spar Ct 89148	Mark W. Kwok
12.	Vilma BECHTOLD	8012 DRA CO Cir. 89128	Vilma Bechtold
13.	Christa Ross.	713 E Sahara 89104	C Ross.
14.	Carl Carlock	9100 Flamingo 89147	
15.	PAULA RICHARDS		Paula Richards.
16.	Ty Unruh	9901 W. Sahara Ave.	Ty Unruh
17.	William Terry	9655 Powell Plateau Court 89148	William Terry
18.	Claudia Crowley	P O Box 33547 89133	Claudia Crowley
19.	Andrew Ozuna	1114 Jessica Ave 89104	Andrew Ozuna
20.	Melanie J Olson	360 Arroyo Grande 89014	Melanie J Olson

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	Name (print)	Address	Signature
1.	Don Anderson	6749 W. Charleston #1 89146	
2.	Patricia Anderson	6749 W. Charleston #1	
3.	Joan Rivera	9317 Iceland Spar Ct 89148	
4.	Laura Schneiderhan	506 Cosmic Star Place Henderson, NV 89052 89108	
5.	David Gard	6613 Sterling Springs	Don Gardner
6.	Daniel Richter	8050 Boardwalk Way 89123	
7.	Charley Lorano	7603 Parnell L.V. NV 89147	
8.	Nilda Mon Thma	10938 Maurice River Rd LVNV 89129	
9.	Bela P. Hutoczky	260. E. Flamingo Rd	NV 89169
10.	Gerry Galvin	6501 Vegas Dr	
11.	Jenny Huntington	10553 Pine Locust 2-167	
12.	Desmond Ballard	5716 Berwick Falls	-89149
13.	JERRY GAUCITE	3313 LISTO CT. Henderson	89014
14.	Alfredo Meneses	9901 W. Sahara #2009	
15.	Robbie Lawrey	5581 Kildare court 89130	
16.	Marlene Lozen	619-01 90 41	
17.	Leslie Cain	2120 Ramrod Ave	
18.	Claridad Agustin	93 E Reno Ave	
19.	Wallenia Jennings	8864 La Monza	
20.	Karen Alvillar	863 Ironwood, Mesquite	

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	Name (print)	Address	Signature
1.	Jerry Hooker	31 W. Owens	Jerry Hooker
2.	Montana Divaranan	3745 Manhattan, LV	
3.	Meshell Scott	3534 n campbell	Meshell Scott
4.	LAMIRA HUNT	3534 N CAMPBELL	Lamira Hunt
5.	DONN W. MILLER	1482 CLIENTE CT. #B	Donn W. Miller
6.	Argenis Herrera	6161 Meadow Vista Cir	Argenis Herrera
7.	Karl J Pancer	2775 Fremont #2031	Karl Pancer
8.	Robert Williams	4801 Spencer St	Robert Williams
9.	LeRoy Jackson	2850 E Bonanza #89101	Leroy Jackson
10.	Vera Couch	3171 Key Largo Dr #101	Vera Couch
11.	Laura Lauer09	2600 E Sahara #2116	
12.	Mark Lesell	5600 Boulder Highway #23	Mark L Gelb
13.	Eugene Mesta	22 Sun Beam	Eugene Mesta
14.	Joe D. Mully	325 S. 3rd ST	Joe D. Mully
15.	GLORIA A. MOSS	400 Bruce #142	Gloria Moss
16.	NGUYET LE	4270 QUILTING ST	
17.	CUONG DANG	4664 Livermore	
18.	Leticia Herrera	1112 Palmer St 89101	Leticia Herrera
19.	Evelyn Patillo	3355 E Lake Mead	Evelyn Patillo
20.	Joann M Dean	6044 Black Gold St	Joann M Dean

Georgia M Greene

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	Name (print)	Address	Signature
1.	VICTORIA P. DUMANGAN	4400 S. Jones #1096	V. P. Dumangan
2.	Antonio G. Soto	23 Summit Dr.	Antonio G. Soto
3.	MYLA A. APTIMES	4543 Violet Breeze Way	Myla A. Aptimes
4.	Angelica Guy	1000 Durant Blvd #822	
5.	Kenneth Roberts	6912 PRAIRIE WAY	Kenneth Roberts
6.	Kenneth Roberts	6912 Prairie way	Kenneth Roberts
7.	David N. Sanford	9501 W. SAHARA	DAVID N. SANFORD
8.	Freya Mosios	36 BELLE ESSENCE	FREYA MOSHOS
9.	Cletta Smith	8314 W. Charleston #1033	CLETTA SMITH
10.	Steve Wohlgemuth	620 Kenny Way	Steve Wohlgemuth
11.	FLORA PARKES	913 SAHARA WAY	
12.	Sharon Wright	1100 SAHARA WAY	
13.	Cynthia Cecil	5955 Swenson	
14.	Don J Dumanchelle	6149 meadow Haven	Don J Dumanchelle
15.	Cynthia Zacharias	745 Triple Crown	Cynthia Zacharias
16.	JONE LAFALCE	909 Sahara Way	Jone Lafalce
17.	Shari Davis	2692 Spruce Creek Dr	Shari Davis
18.	Barbara Kennedy	5412 Seabaugh Ave	Barbara Kennedy
19.	Anthony Lamb	3051 S. Nellis	
20.	JACK BOCHARSK	1028 FREMONT	Jack Bocharski

(DEAF)

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	Name (print)	Address	Signature
1.	T. [illegible]	72 Macon St.	Frederick Jones
2.	G. PEDRINI	6101 HEATHER MIST	[illegible]
3.	J. FOX	PO Box 2194	[illegible]
4.	John Blaven	3374 Carla Shawn	[illegible]
5.	[illegible]	7900 Bridge Gate Dr	[illegible]
6.	[illegible]	1240 10TH ST	[illegible]
7.	[illegible]	6611 W Tropicana	[illegible]
8.	[illegible]	8512 Irish Spring	[illegible]
9.	Marla Andrews	4734 San Sebastian	[illegible]
10.	Dan Hyde	4108 Fenton Ave. NLVNV 89032	[illegible]
11.	N. Moreau	1601 Crest Haven	N. Moreau
12.	Laurie Abbott	5508 Tanya Ave	[illegible]
13.	Linda Manzano	6709 Buffalo Dr #89108	[illegible]
14.	MELINA MASON	2836 VALLEY ST 89101	[illegible]
15.	Yaareem O'Neal	489 E. Flamingo	Yaareem O'Neal
16.	MARGARITA FUENTES	2402 PAEDEE PL	[illegible]
17.	Tony Swalley	6501 VEGAS DR 89108	[illegible]
18.	Geraldine Bird	3700 E. Stewart 89110	[illegible]
19.	TIMOTHY L DAVIS	3550 PARADISE RD #301 89109	[illegible]
20.	MICHELE SCHABERG	4189 GREEN POINT ST. 89147	[illegible]

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	Name (print)	Address	Signature
1.	JEFFREY GILL	3004 WARM SPRINGS #2116	
2.	Reid Forman	202 Rusty Plank Ave.	
3.	Nawin Sukkho	2863 Calli del Oro	
4.	Tom Mailso	2564 Wiltern	
5.	DANNY MARTAGNE	925 Sunset Shadows	
6.	Jaime Rodriguez	5055 W Hacienda Ave.	
7.	MICHAEL BERTRAND	P.O. BOX 621854, LV NV 89162	
8.	PAMELA BERTRAND	PO Box 621854 LV NV 89162	Pamela Bertrand
9.	Steve Vandenbergen	10728 Newboro 89144	
10.	SABRINA VELASQUEZ	229 N. BRUCE ST 89104	Sabrina Velasquez
11.	RON LEVERSON	5250 Rainbow	
12.	MARTHA JONES	2080 KAREN AV. D-41	Martha Jones
13.	DIANE RIZZO	901 Bruce	
14.	Crescencia Moreno	3724 Cactus Wade	Las Vegas
15.	B. Stauffer	1719 E. Harmon #D	Las Vegas
16.		P.O. Box 1133	L.V.
17.	Marlys Harmon	6713 Old Newbury	Las Vegas NV.
18.	Stacy Greene	6044 Black Gold St.	Stacy Greene
19.	Brittany Adamovich	3900 E Sims St	Brittany Adamovich
20.	Terry Hughes	5433 Cortaro	Terry Hughes

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	Name (print)	Address	Signature
1.	LIDIA JACOBS	428 SEBASTIAN AVE	Lidia Jacobs
2.	FRED ARCURI	7292 GLACIER BAY CT	
3.	Ingl Crawford	253 Buckskin Henderson	
4.	Cynthia Neal	4050 Karen Blvd 131	Cynthia Neal
5.	Solis Gilberto	182 CASWELL CT. HENDERSON	Solis Gilberto
6.	AL MOROSI	3209 BURTON AVE	
7.	Rhonda Morosi	3209 Burton Ave	
8.	Tomeko McCluskey	4021. S Decatur	
9.	Manuel Zepeda E.	5055 Doneville St #245	
10.	Edward Bach	4051 #19 W Vikings	
11.	AMELIA BOEHLE	4051 W VIKINGS 19	Amelia Boehle
12.	LYDIA DRUNKLE	8408 Buckskin Desert Hill	Lydia Drunkle
13.	Teresa Kennedy	5808 Bromley Ave LV NV 89	Teresa M. Kennedy
14.	Arlene Gavin	9128 Nomo St	ARLENE GAVIN
15.	JOHN HARRIS		
16.	M.E. KOHLHAMMER	5108 PEBBLE BEACH BLVD APT A	
17.	SARA RUTH LOPEZ	3600 SWENSON ST APT 406	
18.	Barbara Bock	3374 Garden Grove	Barbara Bock
19.	JANE DELIA	524 SIBERIA ST. HENDERSON	
20.	Shawn Sinor	6920 N. MTN. VIEW Pahrump	Shawn Sinor

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	Name (print)	Address	Signature
1.	CAROLE A. IRONS	4225 S DECATUR #2121	Carole A. Irons
2.	Jimmy Miller	4734 San Sebastian	
3.	DAVID BROWN	4971 ORINDA CR	
4.	KEITHA FRAKES	6500 W. Charleston #219 89146	
5.	Bertha Mora	5301 Smoke Branch 89129	
6.	James Lenz	525 E. Bonanza 89101	
7.	Sonia Ou	183 staten Island Ave LV NV 89123	
8.	Troy Hartley	2925 Hyannis Port	
9.	Heather Steadmen	2500 E Karen #201 89121	
10.	PROVIDENZA CORTESE	3550 PARADISE RD 89109	
11.	CORNELIO B. LAGT	7531 FLYNN VALLEY DR.	
12.	SONIA H LANT	531 Flynn Valley Dr. Las Vegas 89148	
13.	KAREN MARTINEZ	10237 James Harbin Ave, LV, NV 89129	
14.	David Martinez	10237 James Harbin 89129	David Martinez
15.	Gloria M. Perez	4446 SandCastle Dr	
16.	Joan flores	2895 E. Charleston	
17.	Sue Williams	1448 N. Jones Blvd 89108	
18.	Johnny B. Jones	6724 S Hatfield Dr	
19.	Wayne D Newton	2334 Sierra Summit St.	
20.	MARLENE MORRIS	2401 SUN SHORES	

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	Name (print)	Address and Zip Code	Signature
1.	Ruth LaGuna	5425 Tussing Way 104 89108	Ruth LaGuna
2.	Milee L.	6768 Valencia Hills 89144	
3.	Aleta Dorado	3445 W. Moberly Ave L.V. NV. 89139	Aleta Dorado
4.	George Foster	7312 Purple Shadow Ave 89113	George Foster
5.	John Beyler	5109 Forest Oaks Ave 89149	
6.	John David Smith	5805 W. Harmon Ave. #189	John David Smith
7.	Garrett Vandebeek	9325 Boulder Apt 2	
8.	Gilberto Tapia	4403 2A Cienega St	
9.	Joe Giordano	5150 Torrey Pines Dr	
10.	Roberto Rodriguez	2029 E 5th St Louis 89104	
11.	Martin Rosin	525 Harris St. Henderson	Martin Rosin
12.	Ken Jamal	248 Palm Tree Ave	
13.	Rebecca Avalos	167 White Butte St. Hnd.	Rebecca Avalos
14.	Coloria Perez	3043 Perlot St	
15.	Sally Kelekolio	4370 Terrace Hill Rd	Sally Kelekolio
16.	Gloria R Velasco	3350 Cambridge St	Gloria R Velasco
17.	Lloyd Robinson	3737 Silent Hill Dr 89147	Lloyd Robinson
18.	Essex Clark	4574 Charles	Essex Clark
19.	Dinice Felix	712 Pioneer St. LV NV 89107	
20.	Emmanuel Rodriguez	4940 Ropan St. Las Vegas, NV 89110	

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	Name (print)	Address and Zip Code	Signature
1.	James Roese	2900 E. Charleston #16 L.V.	James Roese
2.	Mackenzie Nave	4220 Thyme Ave. 89110	Mackenzie Nave
3.	Kameela Piper	2001 Gravel Hill St. 89117	
4.	Royce Murrah	611 BILTMORE Dr.	Royce Murrah
5.	Melissa Mayenschein	6666 W. Washington Ave 89107	Melissa Mayenschein
6.	Antonia Burch	9722 Cherry Valley ct 89147.	
7.	BRC HO	3786 FALCON SPRINGS DR 8914	
8.	Elizabeth Najera	2701 N. Decatur #2083 LV 89108	Elizabeth Najera
9.	Mark Gregory	7259 Goldenstar 89130	
10.		1832 Sierra Valley Way LV NV 89128	FRANK T. BRUNO
11.		4604 Valparaiso LV 89108	PAULA DIXON
12.	ED J. KLING, JR.	210 N. 10th Street / LV. / 89101	MR. ED J. KLING, JR.
13.		30001 LAKE 8TH ST 89117	
14.	Suzanne Hanzon	1101 E Tropicana #2109	Suzanne Hanzon
15.	DAVID BILL	1101 E TROPICANA #2109	
16.	Ryan Budge	1030 chaplet ct 89	Ryan H. Budge
17.	Joel Holgin	5235 Golden Lane #A	
18.	CARINA RIVERA	2536 Rye St Las Vegas NV 89104	
19.	LUCAS MONTANO	4516 GIBSON ST.	
20.	OSVALDO FERNANDEZ	2709 LAVA ROCK NW	

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	Name (print)	Address and Zip Code	Signature
1.	AL MAGNUSON	231 W. Lovelaces HENDERSON 89015	
2.	Anthony LeBron	5609 AITH DR	
3.	Matthew Storey	7060 S. ARVILLE LV 89118	
4.	NESTOR	195 SIMMONS ST.	
5.	Pat Ahue	1450 E. Pebble	
6.	JASON JUNG	2639 Boise st. L.V. NV 89121	
7.	HONG, Chong	4298 ARIAL RIDGE ST 89147	HONG
8.	E Morse	114 Sunbury Creek Ln 89123	
9.	Kimberlee C. Hall	4934 Reiter Ave LV, 89108	
10.	Carlos Ernesto	219 PH RD 3880	
11.	Theresa Smith	335 E Harmon #73	
12.	Melissa Nuciola	212 E Arby Ave.	
13.	FARID ELGANI	9766 SWEET Jasmine DR 89148	
14.	VICTORIA CASTILLO	249 N Bruce Las Vegas 89101	
15.	BRIAN BROWN	601 McKnight #2 89101	
16.	LOYE ABRAHAM	10520 Shadowland ave.	
17.	Josefa Ruiz	1917 Ryan Ave 89101	
18.	Rolando Sanchez	199 CANDOW 89148	
19.	Amos Johnson	7035 Sawtooth Ct. 89129	
20.	CYNTHIA FISK	2900 E. Charleston #161 LV	Cynthia Fisk

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	Name (print)	Address and Zip Code	Signature
1.	CARLA MARTINEZ	4211 Ridgevicw Dr 89103	Carla Martinez
2.	LISA MIRANDA	5566 Lustrous ct LVNV 89148	Lisa Miranda
3.	Maria Ramirez	6170 Boulder Hwy #222	Maria Ramirez
4.	Michael L. Smith	831 Sunrise Peak Ln. #101	Michael L. Smith
5.	Stephanie Finsberg	5024 So Rainbow Bl. #105	Stephanie Finsberg
6.	Frank Whitcomb	2349 Sug Hudson	Frank Whitcomb
7.	David A Yokel	7330 Omicron Dr Unit 57 89131	David A Yokel
8.	ANN LAMPLEY	5093 SHADOW MIST 89148	Ann Lampley
9.	Michael McNeive	7809 Honorset 89129	Michael McNeive
10.	ROBERT QUINTANA	9052 Mowlang LV 89123	Robert Quintana
11.	RAYMOND HENDRICKSON	110 N 15th #39	Raymond Hendrickson
12.	Jennifer Ryser	5340 W Harmon #1074 89103	Jennifer Ryser
13.	Robert Burk	7413 Pirates Cove RD LV NV 89145	Robert Burk
14.	ESAU GERARDO	1455 E Katie 89119	Esau Gerardo
15.	Jeffrey Frazier	2012 Beverly Way 89104	Jeffrey Frazier
16.	MELISSA NOVIO	3439 SILENT HILL DR. LV NV 89147	Melissa Novio
17.	Nary Sisowath	5921 E. Harmon Ave #M14 89142	Nary Sisowath
18.	Andrew JACKS	3134 Cameron St LV	Andrew Jacks
19.	Jimmy J. Johnson	2121 Jones BLVD #176 LV NV 89146	Jimmy J. Johnson
20.	Shauntae Marshall	3318 N Decatur #1104	Shauntae Marshall

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	Name (print)	Address and Zip Code	Signature
1.	Jeana Angelle	2951 Siena Heights Dr #1614 Hend 89052	Jeana Angelle
2.	Elaine Skelton Elaine SKELTON	2050 Magic Way #167 Henderson NV 89015	Elaine Skelton
3.	ROBYN GILLESPIE	3724 W RED COACH W. NV 89031	
4.	Christina Smith	66666 W. Washington Ave. Las Vegas, NV 89107	Christina Smith
5.	Micheal Handy	6666 Washington Las Vegas 89107	Mich D. Handy
6.	J. T. Carpenter	585 Welpman LV 89124	J. T. Carpenter
7.	F. VALDUENA JR	7717 SPECTACLE LN 89128	F. Valdueno Jr
8.	MICHELLE HARTMAN	7259 GOLDEN STAR 89130	
9.	DAVID SMITH	7253 Durango	David Smith
10.	JASON SMITH	7253 Durango	Jason Smith
11.	Matias Gutierrez	3536-CACI-DR	
12.	CASH FRYE	8781 Country View Ave	Cash Frye
13.	Omar Blanco	Viking #139	Omar
14.	Cristina Rivera	1956 KAREN #3-75	
15.	Charles Husband	2701 N. Decatur #1050 89107	
16.	KEVIN WITZ	1245 PACIFIC TRADE DR	
17.	Vanessa Fierro	3120 S. Wynn #45	
18.	LUIS MARTINEZ	707 SPYGLASS LN 89107	
19.	Elsie Alessandro	3635 Dana Way 89103 89103	
20.	Pamela Wescott	~~8665~~ 5070 River Glen Dr.	

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	Name (print)	Address and Zip Code	Signature
1.	KARL ALBRIGHT	2311 BUCKBOARD LN	
2.	Michelle Chase	4155 Gibralter St.	
3.	JOHN WAGNER JR	4156 BRIGHTHILL AVE	
4.	Ruben Lopez	4917 Alpawana LN 89108	
5.	CAROL EDWARDS	2851 S DECATUR 89102	
6.	Deanna Souza	2521 ½ Sunrise St. 89101	
7.	Tania Box	5034 S. Rainbow Blvd. #105 89118	
8.	Belynda Crowder	10024 Mahmont St	
9.	Lori Morton	4875 Koval Ln	
10.	Randy Hong	2602 S. Pavilion Ctr. Dr. 89135	
11.	LILI BECK	8225 SEDONA SUNRISE	
12.	PELE MATEALONA	1246 Prado Del Rey NV 89128	
13.	Larry Cable	4400 S. Jones Blvd. #2112	
14.	Theresa Brown	601 McKnight #2 89101	
15.	MARGARET MULLINS	3021 Edmond St.	
16.	Glenn Ruiz	1917 Ryan Ave	
17.	Charles Morgan	209 N 7th	
18.	Carolyn Clark	7035 Sawtooth Cir	
19.	JACQUELYN BROWN	PO Box 230608 89123	
20.	Amber Schneider	4218 Alpine Pl. LV NV 89107	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
1.	Al Shazally Ali	3955 SWENSON ST #444 LV. NV 89119	
2.	AL-SHOMARI RAN	SAME	
3.	Tim Chinn	5835 Doe St. 89102	
4.	Ken Barun	2146 Tiber Lin Las V	
5.	SHARON HORTON	1450 E. Harmon #119-A	Sharon Horton
6.	NATHAN WEEKS	1306 Phillips Ave	
7.	Lynne Seff	1115 River Run Ave	
8.	WILLIAM SOLMOYA	6116 GLENDALE CIR.	
9.	Steven Gelb	4732 Torrence Dr.	
10.	CARL HAMILTON	321 Pond Side Cir	
11.	Lori Vargas	3254 Harvest Breeze	Lori Vargas
12.	Krystal Dixon	1600 E Harris #D 89101	
13.	BETTY CLAY	5758 CRESCENT LANDING 89113	
14.	D Buckley	1400 E Fremont	
15.	Thomas E. Hamilton	1624 Palm St. #102 Las Vegas 89104	
16.	MILLIE FLANDERS	10400 Orange Cord Ct 89129	
17.	PAUL AIZNETT	319 Mesquite #105 89101	
18.	Bonnie Fish	3445 Bunker Hill	
19.	NOEL WHARTON	218 S. 6 Street	
20.	N.F VOURNEZOS	8021 Pentunie Flower Way 89147	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.	James W. Williams	230 S Maryland Pkwy	James Williams
2.	Mary W. Alderman	4901 Linwood	Mary Alderman
3.	Alberto Alvarado	3078 El Cedro Cir LV	Alberto Alvarado
4.	Elena De Camillo	2700 N Rainbow Blvd #1722	Elena DeCamillo
5.	Samuel T. Nomura	1521 N Las Vegas Blvd #127B 89101	Samuel T. Nomura
6.	Senora Fukui	335 E Harmon Ave	Senora Fukui
7.	Nancy Carter	1825 Avocado Ct. Henderson, NV	Nancy Carter
8.	Mary K Lee	3841 Leisure Lane	Mary K Lee
9.	Maria Zamora	6205 McAllister LV 89107	[illegible]
10.	Jerry Holtz	4805 Helio 1 St. LV NV 89119	Jerry Holtz
11.	L. Shepard	2116 Betty Davis St.	[illegible]
12.	Ana Rivera	1602 Rexford Pl 89104	Ana Rivera
13.	Milton Buttle	345-3 Yorkminster 89129	Milton Buttle
14.	Gerard Bergeff	150 Hoover St 89191	[illegible]
15.	Maria Adriana Galvez	2363 Valdepeñas 89122	Maria Galvez
16.	Ada Hernandez	2640 Sherwood #5	Ada Her
17.	Linda Simione	3010 S. Bronco St 89146	Linda Simione
18.	Shelly Noordhoek	2512 Calico St. 89108	Shelly Noordhoek
19.	Shahram Khosrai	3840 New Era Crt 89103	[illegible]
20.	Lewis Terry	2255 E Sunset Rd LV NV 89119	[illegible]

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.	Kay Bolton	125 Greenbriar Townhouse Dr	Kay Bolton
2.	Conoboy, Yvonne	P.O. Box 232155 89123	Yvonne Conoboy
3.	Joe Ludsin	8204 Tivoli Ct 89128	
4.	Victor Aguirre	4429 Via San Marcos	
5.	Feloniece Crosby	1296 E. Hacienda Ave Apt D	Feloniece Crosby
6.	Frank Skalecki	HCR 31 248 Kyle Sandy Valley	
7.	Ana Gonzalez	4740 Barela Way	
8.	Lucretia Randell	6273 Pony Express Ave	
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A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.	Ursula Kirk	1359 S. 6V Pkwy 89052	
2.	Ronald Cole	7487 Walnut Creek 89128	
3.	Zulma Enriquez	1838 N Decatur 89108	
4.	Alice London	1755 Quail Pt.	
5.	Ron London	"	
6.	Jo Riera	900 San Eduardo	
7.	Victor A Rodriguez	4314 Lucas Ave 89120	
8.	Jose L. Casique	405 Whitman St. 89110	
9.	Renee Surtin	520 Sierra Vista #8 89107	
10.	Wesley L. Galvan	8657 Blossville Ave. 89145	
11.	Betty Breazeal	2600 Arville St-A-16	
12.	Richard K. Diamond	5411 Zeldaqaroza #H	
13.	Isidora C. Bartolata	2900 S. Valley View	
14.	Joseph Altavilla	909 Sulphur Springs	
15.	Cliff Cannings	9001 Purple Leaf Street	
16.	Lurline M. Perry	4025 Palos Verdes #735	
17.	Roger Grodesky	4151 Gotree	
18.	Rosa Martinez		
19.	Joe Jaramillo	1543 Rusty Canyon St. 89052	
20.			

TO: Councilwoman Moncrief

CITIZEN'S CONCERNS – "Hot Topics"

Date of City Council Meeting: 12/17/03		*Subject:* Social Security Building		*Agenda Item #:*		
DATE	*NAME*	*ADDRESS*	*PHONE*	*APPROVE*		
				Y	*N*	*WARD*
11/21/03	*Vanna Williams*	*7451 Obannon*	*363-9745*		*X*	*1*
12/10/03	*Rebecca Robinson*	*7340 O'Bannon Drive*	*341-7248*		*X*	*1*
12/10/03	*Robin S. Galloway*	*7025 El Parque*	*630-0752*		*X*	*1*
12/10/03	*Ann Caddick*	*2271 Pioneer Way*	*360-6612*		*X*	*1*
12/10/03	*Dr. Karen Dottie*	*1930 Casa De Eldora*	*242-2001*		*X*	*1*
12/10/03	*Dr. John Dottie*	*1930 Casa De Eldora*	*242-2001*		*X*	*1*
12/10/03	*Celicia Dottie*	*1930 Casa De Eldora*	*242-2001*		*X*	*1*
12/10/03	*Harold Olson*				*X*	*1*
12/10/03	*Mark Carr*	*1590 S. Tenaya*	*804-5525*		*X*	*1*
12/10/03	*Cleta Thompson*	*1710 So. Buffalo*	*304-9160*		*X*	*1*
12/10/03	*Howard Thompson*	*1710 So. Buffalo*	*304-9160*		*X*	*1*
12/10/03	*Carol Sullivan*	*Del Castro & Oakey*			*X*	*1*
12/10/03	*Keith McKenzie*	*Lives on Tenaya*	*363-6835*		*X*	*1*
12/10/03	*Jean Fisher*	*7531 Curland Cove Drive*	*308-5550*		*X*	*1*
12/12/03	*Mr. Del Padre*				*X*	*1*

Submitted after City Council #150 12/17/03

TO: Councilwoman Moncrief

CITIZEN'S CONCERNS – "Hot Topics"

Date of City Council Meeting: 12/17/03		*Subject:* Social Security Building		*Agenda Item #:* GPA 2993		
DATE	*NAME*	*ADDRESS*	*PHONE*	*APPROVE*		
				Y	*N*	*WARD*
12/12/03	Christine & HowardNeedham	2220 Diamond Bar	228-8807		X	1
12/12/03	Van Ash		869-9094		X	1
12/12/03	Carol Drummey		247-4043		X	1
12/12/03	Pamela Somerhaze		227-8385		X	1
12/12/03	Rich Montecarvo	8500 Capello Rico Avenue	240-9205		X	!
12/12/03	Sherry Winer	8504 Capella Rico Avenue	242-8197		X	1
12/12/03	Linda Johnson	7100 Doe Avnue	341-7265		X	1
12/15/03	Patricia	8500 Capello Rico			X	1
12/15/03	Brenda Howie		363-6675		X	1
12/15/03			203-0035		X	1
12/15/03	Tom Ragsdale	Lives on Montesaurie	804-9496		X	1
12/15/03	Michelle Bailey		360-6046		X	1
12/15/03	Dan Tary		220-6112		X	1
12/15/03	Mr. Blaque	Lives off El Parque	228-0204		X	1
12/16/03	Bud Shank	7026 W. Charleston Blvd.	363-5955		X	1
12/16/03	Joan Tiberi	7026 W. Charleston Blvd.	363-5955		X	1
12/16/03	David Endman	2289 Casa Bella		X		1
12/16/03	Carol Forselli	2113 Diamond Peak	243-5525		X	1
12/16/03	Sue Watson	Diamond Peak	233-9880		X	1
12/16/03	Marian Hoss		838-9840		X	1

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
9/17/03	Vicki Del Grosso	1700 River Birch St	256-1470		X	
9/28/03	John W Arlidge	1620 Charles Lam Ct			X	
9/28/03	Sandra M Arlidge	1620 Charles Lam Ct			X	
9/29/03	David R. Knowlton	1616 Marbella Ridge Ct			X	
10/6/03	Dominic J Sansalone	1720 Charles Lam Ct			X	
	Patricia J Sansalone	1720 Charles Lam CT			X	
10/6/03	Gary Lamph	2101 Marina Bay Crt			X	
10/6/03	Nedra Hoogland	7195 Del Rey Ave			X	
10/6/03	Ira Potter	1475 Montessouri			X	
10/6/03	James Cebe	7165 Del Rey Ave			X	
10/6/03	Anthony Potter	1475 Montessouri			X	
10/6/03	Leora B Potter	1475 Montessouri			X	
10/6/03	Sandra Potter	1475 Montessouri			X	
10/6/03	Jill Grimmesey	4024 Highland Castle Ct.			X	
10/6/03	Mike Grimmesey	4024 Highland Castle Ct.			X	
10/6/03	Jodi Dickerson	9801 Moon Valley Place			X	
10/6/03	Joan Tiberi	2121 S Buffalo Dr			X	
10/6/03	Wes Tiberi	2121 S Buffalo Dr			X	
10/6/03	Daneil L Perlstein	2424 Central Butto Ave			X	

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 Subject: Social Security Building Agenda Item # GPA2993

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
10/6/03	Scott Wicker	4950 Conough Ln			X	
10/6/03	Steve Lesnick	1127 Westminster			X	
10/6/03	Anita Ewadick	8208 Creation Blvd Ln			X	
10/6/03	Jerry Ewdick	8208 Creation Blvd Ln			X	
10/6/03	Sandy Smith	1216 Charmas Ln			X	
10/6/03	Jim Smith	1216 Charmas Ln			X	
10/6/03	Frieda Lesnick	1127 Westminster			X	
10/6/03	Lane Kay	8804 Lusso Ct.			X	
10/6/03	Sue Kay	8804 Lusso Ct.			X	
10/6/03	Shank Mark	3813 Gold Point St			X	
10/6/03	Irene Toolte	433 Warmside Dr			X	
10/6/03	Mr. Toolte	433 Warmside Dr			X	
10/6/03	Ken Taylor	4000 Rusty Rifle			X	
10/6/03	Chris Shank	4324 Blushed Meadows			X	
10/6/03	Jennifer Shank	4324 Blushed Meadows			X	
10/6/03	Carol Jakopec	4033 Highland Castle			X	
10/6/03	Carl Jakopec	4033 Highland Castle			X	
10/6/03	Norm Lindley	2100 Red Dawn Sky			X	
10/6/03	W. Eshank	2121 S Buffalo			X	
10/6/03	Joan Tiberi	2121 S Buffalo			X	
10/6/03	Ed White	3086 Westfield St			X	

Date of Council Meeting: 12/17/03 Subject: Social Security Building Agenda Item: GPA2993

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
10/06/03	Dick Case	1991 Sombero			X	
10/06/03	Betty Case	1991 Sombero			X	
10/06/03	Cathy Wicker	4950 Conough Ln			X	
10/08/03	Curland family trust	1401 ten palms ct			X	
10/08/03	Delgrosso trust	1700 river birch st			X	
10/08/03	JeffreyHhammack	8412 Del Rey			X	
10/08/03	Janice Hammack	8412 Del Rey			X	
10/08/03	Robert Mashas	1604 River Birch			X	
10/08/03	Mary Pham	1516 Marbella Ridge			X	
10/08/03	Jim & Mary Pham	2917 Majestic Hts			X	
10/08/03	Peter J & Marion J	1517 Marbella Ridge Crt			X	
10/08/03	Peter R Samerjam	1633 Marbella Ridge Crt.			X	
10/08/03	Jay B & Carolyn T Stone	1509 Ten Palms Ct			X	
10/08/03	W M Land Development	1401 Ten Palms	341 5777/521 5000		X	
10/08/03	W M Land Development c/o W Curland	3540 W Sahara #340			X	
10/08/03	Thomas & Franceen Dunn	1408 Marbella Ridge Ct.			X	

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item #GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
10/08/03	Gregory & K McKinley	1600 River Ranch			X	
10/08/03	Walter B Jr. & Marylin F. Stowe	1609 Marbella Ridge Ct.	243 4573		X	
10/08/03	Thomas P & Jorina L Garetto	1500 Ten Palms Ct	233 5232		X	
10/08/03	H & C Family LP	1710 S Buffalo Dr	304 9160		X	
10/08/03	Walter B Jr. & Marylin F. Stowe	1609 Marbella Ridge Ct.	243 4573		X	
10/09/03	Stanley M Kirson	1705 River Birch St	228 4740		X	
10/09/03	Justin A Carter	1641 Charles Lam Crt	367 9616 ext. 2003		X	
10/09/03	Jessica Farrel	1641 Charles Lam Crt	367 9616 ext. 2003		X	
10/09/03	Jennifer Knight	1641 Charles Lam Crt	367 9616 ext. 2003		X	
10/09/03	Karen M Paquette	1641 Charles Lam Crt	367 9616 ext. 2003		X	
10/09/03	Paul E Paquette	1641 Charles Lam Crt	367 9616 ext. 2003		X	
11/05/03	Larry Anspach	1509 Golden Oak Dr	869 5521		X	
11/05/03	Donna Anspach	1509 Golden Oak Dr	869 5521		X	
11/09/03	Keith Thomas	1561 Windhaven Cr	363 0341		X	
11/13/03	Ellis Glatt	1300 Castle Wall St			X	

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
10/6/03	Bill Welter	1517 Angaberry Rd			X	
10/6/03	David Deston	956 Wynn Trin Dr			X	
10/6/03	Marie Coleman	1960 Emerald Green			X	
10/08/03	John & Marianne Gibson	7409 Doe St.	363 1644		X	
10/08/03	Leo Davenport		735 7448		X	
10/08/03	Matt Lubawy	8250 Charleston St #100	242 4369		X	
10/08/03	Knowlton David R & Ellen B	1616 Marbella Ridge Ct	290 8957		X	
10/08/03	Leonard William & Amy	1700 Charles Lam CT	876 7618		X	
10/08/03	Kathleen Madigan	1504 Ten Palms Ct	636 9330		X	
11/13/03	Myra J Glatt	1300 Castle Wall St			X	
10/14/03	Anthony Fiocco		341-6474		X	
10/28/03	Mrs. Block	2111 Strada Mia Ct	228-0204		X	
11/05/03	Jo Keilly	8105 Via Del Cerro Ct	360-0105		X	
11/18/03	Wayne Karmer		259-6835		X	
11/20/03	Sherry Maybe		242-4629		X	
11/21/03	Penny Lorhr	1410 S. Tenaya	373-7776		X	
12/03/03	Karen McKinnley		240-7042		X	
12/1/03	Charles Moore	7421 Oak Groove Ave			X	
12/1/03	Kathryn Moore	7421 Oak Groove Ave			X	

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 Subject: Social Security Building Agenda Item # GPA2993

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
12/3/03	Donna Haffman-Ansach	1509 Golden Oak 89117			X	
12/3/03	Larry Anspach	1509 Golden Oak			X	
12/9	Lynn Becker	1604 Silver Oaks			X	
12/9	Melba Becker				X	
12/9	Jeanette Friedman	8624 Tutleist			X	
12/9	Debra Johnson	1823 B elcastro			X	
12/9	Celina Dimarzio	8912 W Hapoli			X	
12/9	Mary Ann Kraman				X	
12/9	Betty Monteiro	8909 Robinson Ridge			X	
12/9	Douglas Miller	7429 Doe Ave			X	
12/9	Bill Dunvan		364-5852		X	
12/9	Mrs. Felevy		243-4170		X	
12/9	Mr. & Mrs Ear l Strain		873-1319		X	
12/9	Sally Kennard		256-0302		X	
12/9	Janelle Brookshire				X	
12/9	Nancy Cavabeache		281-2111 228-2988		X	
12/9	Debbie Wallace		363-1093		X	
12/9	Jim Marsh		363-1947		X	
12/9	Chandler		363 536		X	
12/9	Mrs. Slade	1775 Montesure				
12/9	Cindy Levin		363 7486			

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
12/9/	Kim Phillips	2240 Jamaica Court	280 7844		X	
12/9	Chris Phillips	2240 Jamaica Court	341 9155/280 7844		X	
12/9	N/A		869 5503		X	
12/9	Susi Gormley		363 7083		X	
12/9	(3)		595 7200		X	
12/9	Cathy Moore		384 5424		X	
12/9	Michelle McDonald	1831 Rimson Crt	363 5036		X	
12/9	Alan Cote	7025 El Parque	242 5454		X	
12/9	Gloria Berger	2270 Montessauir	304 0661		X	
12/9	Howard Rogers	1891 Gimson Crt	255 0121		X	
12/9	Ann Caddick	2271 S Pioneer Way	360 6612		X	
12/9	Dr Karen Dottie	1930 Casa De Eledora	242 2001		X	
12/9	John Dottie	1930 Casa De Eledora	242 2001		X	
12/9	Celilia Dottie	1930 Casa De Eledora	242 2001		X	
12/9	Harold Olson				X	
12/9	Mark Carr	1590 S Tenaya	804 5525		X	
12/10	Carol Sullivan	Del Castro & Oakey			X	
12/10	Keith McKenzie	Oakey& Charleston on Tenaya	363 6835		X	
12/10	Mrs. Janet Fisher	7531 Corlands Cove Dr	308 5550		X	
12/10	Ana Williams	7451 O'Bannon Dr	363 9745			
12/11	Wayne Cambell		228 2128			
12/11	Brent Barton	1931 Remsin Crt	810 3100			

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
12/11	Kyle Stephens	2231 S Monte Cristo Wy			X	
12/11	Barbara Faiss	7345 El Pargue Ave	873 2862		X	
12/11	Hocland	7191 Del Rey	242 1763		X	
12/11	Dino	2340 Montesaurie	242 5648		X	
12/11	Bob Smith		878 4232		X	
12/11	John Stanley		242 6362		X	
12/11	Helen Doster	1508 Giland Oaks	360 8667		X	
12/11	Joe America	2000 Diamond Peak	360 4960 947 7777		X	
12/11	Jennifer Shaw		838 6000		X	
12/11	Mr. Michael Caplan		968 6002		X	
12/11	Laurie Dingham	200 Diamond Bar Dr	341 0761		X	
12/11	William Dingham				X	
12/11	Marion Wagner	1500 Culter	256 5149	X		
12/11	Archobalds		363 2912		X	
12/11	N/A		889 4288		X	
12/11	Denise Barcelon	2270 S Pioneer Way	233 6059		X	
12/11	Mark Kraven	2121 S Cimarron	256 2121		X	
12/11	Katie Kraven				X	
12/11	Jo Kkylie	8101 Del Sero Crt	360 0105		X	
12/11	Ron Theft	2210 Diamond Bar	256 4339			

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
12/11	Dr. Jason Yaeger	8517 Montego	591 6181		X	
12/11	David Tanner	2111 Holm View Crt			X	
12/11	Kathlee Fletcher		363 9114		X	
12/11	Gary Fletcher		363 9114		X	
12/11	Paul	2211 Diamond Bar	454 8995		X	
12/11	Stacey Slade	8209 Gillette	354 2010		X	
12/11	Lynn McGuire	2141 America Cup Cr	378 5338		X	
12/11	Suzanne Gaby	1717 Diamond Bar	869 5576		X	
12/11	Charles Alherd (2)		932 4721		X	
12/12	Debra Welcher		933 2929/363 1267		X	
12/12	Rita Hart	1970 S Miller	255 6022		X	
12/12	Joyce Ellis	James Down Towers #242	258 3470		X	
12/12	Martha		341 8641		X	
12/12	William Green	1760 Bel Castro	244 7171		X	
12/12	N/A		242 8197		X	

City Council Meeting
December 17, 2003

Combined Verbatim Transcript: Items 150, 151, 152 and 153

GPA-2993, ZON-3176, VAC-3178 AND SDR-3177 – MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST

Appearance List:

OSCAR B. GOODMAN, Mayor
JANET MONCRIEF, Councilwoman
MARK FIORENTINO, Attorney, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway
IRWIN MOLASKY, 3111 South Maryland Parkway
GARY REESE, Mayor Pro Tem/Councilman
BART ANDERSON, Public Works Department
LYNETTE BOGGS McDONALD, Councilwoman
ROBERT GENZER, Director, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
MARY GREEN, 1870 Black Water Court
PENELOPE LOHR, 1410 South Tenaya Way
WILLIAM LEONARD, 1700 Charles Lamb Court
GARN MABEY, 1404 Silver Oak Street
CAROLYN STONE, 1509 Ten Palms Court
LYN MALONEY, 1632 Marbella Ridge Court
MICHAEL BELL, 7425 Oak Grove Avenue
LARRY ANSPACH, 1509 Golden Oak Avenue
BARBARA CEGASVKE, 6465 Laredo Street
LEE FAIR, 1600 Charles Lamb Court
DON DAVIDSON, 2211 North Rampart Boulevard, #105
TODD FARLOW, 240 North 19th Street
WILLIAM McCURDY
JO KEILLY, 8105 Via Del Cerro Court
GARY HUNTER, Pastor, Greater Saint James Baptist Church

City Council Meeting
December 17, 2003

Combined Verbatim Transcript: Items 150, 151, 152 and 153

INGEBORG LEVY, 2445 South Tenaya Way
MARIE BROWN, 453 North 11th Street
JORINA GARETTO, 1500 Ten Palms Court
LOUIE OVERSTREET, 3120 Blue Monico Road
DAVID BERSTRUM, 2211 South Tenaya Way
CAROLINE NICHOLS, 2525 West Washington Avenue
TOM RICHNER, 3718 Richard Allen Court
RAYMOND BUTLER, 2525 West Washington Avenue
ZEL MESSICK, 1831 Pablo Court
KAREN GLASIK, 1401 Marbella Ridge Court
STEVEN "CAPTAIN TRUTH" DEMPSEY
ANDRES RAMIREZ, 4001 China Cloud Drive
ROBERT WELLS, 8109 Meantmore Avenue
LARRY BROWN, Councilman
MICHAEL MACK, Councilman
JENNIFER LAZOVICH, Attorney, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway
MARGO WHEELER, Deputy Director, Planning and Development Department
LAWRENCE WEEKLY, Councilman
BARBARA JO RONEMUS, City Clerk
BRYAN SCOTT, Deputy City Attorney
UNIDENTIFIED MALE
UNIDENTIFIED FEMALE

(5:33-8:22)
6-479/7-1
2 Hours 49 Minutes

Typed by: Vicky Darling and Gabriela Portillo-Brenner
Proofed by: Angela Crolli

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MAYOR GOODMAN

Item 150 is a matter that was not to be heard before 4:00 o'clock. We don't have to worry about that. The General Plan Amendment, it's going to be a public hearing on GPA-2993, Molasky Companies on behalf of William L. Cullings and the Schneider Family Trust. Request to amend a portion of the Southwest Sector Plan of the General Plan from DR, which is desert rural, to O, which is office, on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue. The Planning Commission failed to obtain a super majority vote, which is tantamount to denial. The staff recommends approval. This is a public hearing, which I now declare open. It's been suggested to me and in accordance with discussions that we had at a joint meeting, within the past two weeks, with the Planning Commission, that on issues concerning general plan amendments when they're coupled with other items on the agenda, that the first issue that the Council should decide without deciding the other issues, even though they're companion items is that of the general plan and whether it should be amended. So this will be the first time that we're going to try this new policy. I'm going to ask Mr. Fiorentino, who is counsel for the applicant, to address that issue.

I had a meeting with Mr. Molasky this morning, with Mr. Fiorentino, where we discussed generally his application. I had a meeting within the past two days with a group that I think represented themselves as a neighborhood alliance at the home of one of the residents in a nearby adjacent home to where this project is proposed and met with about 30 or 40 folks. And told them that I expect that this proceeding will go along in a, an appropriate manner. That the comments would be direct, that they would address the issues and I understand that great emotion runs in this particular application, both on the part of the applicant who has expended a substantial amount of money in order to place his plans before the authorities to get the opportunity to bid this project as well as the folks who live in the area where the project is proposed. And we understand that emotion, but I would hope at the time of the presentation that it be done in a logical, reasonable manner. I was advised by the neighbors that they would have spokespersons. That does not mean to say that I'm going to stop other people from speaking, but they indicated that there would be several spokespersons who would like to speak on behalf of the group, that the positions would not be duplicative. That they would not be repetitious, but

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rather would address different issues which are of relevance to this Council in order for us to make our determination. And I would hope that they would abide by that agreement with their spokespersons in making the presentation. But as I say, I don't ever cut anybody off from expressing themselves, but those are the representations which were made to me and we would like that to be abided by.

At this time I'm going ask Councilwoman Moncrief to make a statement she asked to put on the record. Councilwoman.

COUNCILWOMAN MONCRIEF

Yes, disclosure, please. Item Number 50, 150, which we're going forward to, right now, all relate to a parcel of land which lies within the Ward 1 neighborhood in which I live. My home is approximately one-quarter of a mile from this site. I have sought advice from the City Attorney and believe that there is nothing which prevents my participation. The Ethics Code and statute warns against participation when my financial interest would be at stake and those financial interests are different than any larger group of the interested persons. I have no evidence that this project would have any effect upon the market value of my property, so I have no financial interests in the results of this vote. Further, I have no reason to believe that any noise, light or traffic created by the project would affect my life, nor would the completed structure even be visible from my property.

Accordingly, the benefit or the detriment to me, which could result from this decision, is no greater than it is for any other member of the larger group of you in Ward 1 residents interested in the quality of development in this neighborhood. So with that disclosure, I will participate in the decisions of these items.

MAYOR GOODMAN

All right. Thank you, Councilwoman. I appreciate that and, Mr. Fiorentino, we're delighted to hear from you.

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MARK FIORENTINO

Good evening, Your Honor, members of the Council. Mark Fiorentino, 3800 Howard Hughes Parkway. I represent the Molasky Companies who are the proposed developer of this project. I'd like to start by asking Irwin Molasky to come and introduce himself to you and I've asked him to make a couple of very brief introductory comments before we get into the meat of our presentation, if that is acceptable to you.

MAYOR GOODMAN

It certainly is. And I should make this disclosure, Mr. Molasky and myself have been, I would say friends, for many, many years. Had a little falling out somewhere along the way concerning redevelopment in the Downtown area, but since that time have reestablished our relationship. He's been instrumental in our Downtown Redevelopment efforts. He's going to be developing the IRS building on a piece of property which is adjacent to the 61-acres that the City has acquired. I thought long and hard about my relationship with him and, as to whether or not that would effect my ability to sit fairly and to vote my conscience and I've determined that I'm able to vote, after hearing this presentation today, without any favoritism one way or the other. Mr. Molasky.

IRWIN MOLASKY

Thank you. Good afternoon, Your Honor and Honorable Councilmembers and staff. My name is Irwin Molasky and my address is 3111 South Maryland Parkway. My family and I are appreciative of the opportunity to present to you today this project. Our team will make a detailed presentation to you. However, I would like to start out by making two very brief points. First of all, many of you know that my family has designed and built and developed buildings in this community for over 50 years, from 10,000 apartment units to Bank America Plaza to Sunrise Hospital. During that time, we have never built a building that we and the community have not been proud of. During that time we have never made a promise that we have not delivered. During that time we have never built a project in someone's neighborhood that I would not want in my neighborhood.

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I look each of you in the eye and I promise you that if you entrust us with your vote, we will build a project that we will all be proud of, the community will benefit and everyone will be proud of it.

Secondly, please listen carefully today and ask whatever questions you need to understand this project. I'm afraid that there has been much misinformation and much misunderstanding thrown out about this project. I will not dignify nor address all of the false information that have been circulated in petitions. It is important to all of us, the City, the residents and the people who will use this facility, that you base your decision on correct information. I thank you very much for your time and for your vote.

MAYOR GOODMAN

All right. Thank you. Mr. Fiorentino.

MARK FIORENTINO

Your Honor, we asked your staff to distribute to you in a booklet information. Have you got that?

MAYOR GOODMAN

I don't believe so.

MARK FIORENTINO

You want me to do it?

MARK FIORENTINO

Oh, yes please. I'll – get started while they pass them out. It's one booklet with a number of exhibits in it. The purpose of the booklet is to provide you with some information to try to address some issues that have been raised throughout this process. As Mr. Molasky say, said, we appreciate your patience in – giving us maybe a little bit more opportunity to go through this in detail than I normally ask of you. I do think it's important to everybody in this room that you

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have some, the correct information in front of you and – please interrupt me. Some of this information is detailed and some of the pages in that book were not, I'm not going to dwell on unless you ask me to.

Where I wanted to start, on the overhead is copies of what is behind Tab 1 in the booklet. Addressing specifically the issue of whether this is an appropriate land use at this site and try to get you to focus on what is existing in this vicinity. This is the notification map prepared by your staff. The site is highlighted in black, bold around our site, as you can see. The numbers here, one through five, correspond to the numbers on the pictures that are in your book, so you can see which picture refers to which piece of property.

Before I go into that in some detail, I wanted to take a second and explain. It is true that when we originally contemplated this application and filed it that it included a larger piece of land. It included these two parcels further to the south. And contrary to what has been represented or implied to you about why we withdrew that, I think it's important for you to understand why we did. Because there's been some suggestion that we drew, withdrew it to manipulate the notice area, so we could avoid who we had to talk to on this project. And that, frankly, is just not true.

What happened is when we talked about this project with Mr. Molasky and other consultants who are working on this project, we made the collective decision that this site, the site that is remaining before you and the site to the south are different. They're dramatically different.

The site to the south has homes immediately adjacent to it. And no matter how you design it, no matter how you work on it, you are limited by physical constraints on what buffers you can provide. And so that is the reason that we withdrew a portion of the application.

Now, as you can see from the pictures, these are actual pictures taken in the last 30 days of what exists out in that area. Again, I will not spend a lot of time on these, but I do think they're important. These are not things taken half a mile away or a mile away, these are taken in the immediate vicinity of Charleston and Buffalo. To the north of our site, immediately adjacent to us, is an existing multi-family project. To the north of that, on the north side of Charleston, is existing commercial. It includes a tavern. There are pictures of the tavern for you in your booklet. On the southwest side of Charleston and Buffalo, there's more, very intense commercial. It includes some office, that's what this picture depicts. And it includes some

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smaller user retailers. It includes a carwash, a gas station and a convenience store. And of course south of that location and immediately across the street from us is the All American Park, which extends beyond our site further to the south. We've got pictures that show you, obviously any body of you who use the park are familiar with that area, know that it can be a very intense use. But that's what's behind Tab 1 in your booklet.

Tab 2, what's in, on the overlay now is again a copy of the diagrams and exhibits that are in Tab 2. I'm not going to go through this again, line by line, but here's the point of this exhibit and why I wanted to talk to you about this. There has been a great deal of discussion or concern that we are with this application breaking new ground, with, where we want to put this type of development. That anywhere along this stretch of Buffalo, there is no non-single family uses on the Buffalo frontage that extend to the depth that would be the equivalent of this application. I submit to you that that, again, is not true. What you have is two aerial photographs; one takes the – area from Sahara north to Westcliff, this is Buffalo. This is our site here in yellow. This is the park we just discussed. The second takes the area from Westcliff to Lake Mead Boulevard. We've listed, and you can tell by the corresponding numbers, different existing non-single family residential uses on this stretch of Buffalo.

You will see, as you look at it carefully, that there are a number of circumstances where there are non-single family residential uses outside of the section line corners, and that extend to a deeper depth than what we're presenting for you tonight. The ones I wanted to highlight for you, only because I think they make the best examples, is first here. This is Number 17, which is just north of Alta, again on Buffalo. This is a cellular facility that includes a transmission facility and some accessory buildings. Roughly the same depth, not exactly, but roughly the same depth off of this street and certainly roughly the same depth off of Alta than our site would present for you today.

The second example I wanted to present to you is Item Number 31, which would be on the second page, highlighted here, just south of Vegas, but again extending to roughly the same depth with single family homes, much like we have here, in the immediate vicinity. That is a mini-storage facility.

The third two examples we can discuss together. They're Items 35 and 37 on your map; 37 is the corner of Buffalo and Lake Mead Boulevard and 35 is the corner of Vegas, slash Sea Spray and

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Buffalo. Those are both very intense retail projects. They contain grocery stores and – intense retail uses. I think Item 35 is a particularly good example for a couple reasons. One, it extends well beyond the depth from Vegas than this project does. And second I used to live, until my family outgrew the house I lived in, immediately across the street on Buffalo. This, the circumstances are very familiar, or very similar to the circumstance we have today. There are houses that are immediately adjacent to this project and houses that are immediately adjacent to Buffalo on the other side of the street.

Finally, the other one I wanted to point out to you, I hope demonstrating the same point, is of course directly across the street from us, the park. Extends much further south from any section line or sect, center section line and I don't think anyone would argue that in terms of things like traffic and noise and lighting, it is a far, far more intense use than what we're presenting before you today.

AUDIENCE

Disruptive noise.

MAYOR GOODMAN

Folks. Folks, if you're rude, I'll throw you out of here. And – try me. Go ahead, Mr. Fiorentino.

MARK FIORENTINO

Thank you, Your Honor. The next tabs, Tabs 3, 4 and 5 are examples that we picked, showing both the aerial photograph and then actual pictures of the building that exists in other areas of the City to demonstrate to you that this pattern, this idea of using office to buffer major thoroughfares or more intense uses from existing residence is not unique. We did not make it up. We've showed you examples near where you live, Mayor, along the Rancho Corridor and Alta. There are pictures of both the commercial projects and the homes that are adjacent or in the immediate vicinity. Behind Tab 4 we have some examples in Ward 3. The particular example we showed was, is a Metro Substation and Training facility. Again, either immediately adjacent to or in a very near vicinity of homes.

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COUNCILMAN REESE

Again though, if I might interrupt in Ward 3. All those projects you see there, not one of those applications had the group of people in here that we have here tonight.

MARK FIORENTINO

I – don't know, so I accept that as being true.

COUNCILMAN REESE

Thank you.

MARK FIORENTINO

Mayor, again behind Tab 5, we did the same thing for Ward 5, showed you another example. That one I think is particularly illustrative, because that office use is entirely surrounded on all three sides, by residential homes.

Tab 6, Your Honor and members of the Council, here's the point behind Tab 6. There's been a great deal of discussion about your previous actions, especially a couple years ago on the property immediately south of this, which was originally part of our application. And I think it's important for us, I think it's incumbent upon us to distinguish why those two cases are different. And what we did behind Tab 6 was to break down all of the information for each application, side-by-side, so you can compare them. Again, I won't go through them line by line, but here I think are the key points. The first is about the fourth line down.

East of our project there are no homes. It is a vacant parcel with an existing cellular tower. In fact, the closest homes are roughly 750 or so feet away from our building on the other side of that cellular tower. And I am told the grade is, not substantial, but it's different. So they sit below the level of this building. I say that right? Is it below? They said below the level of this building.

The second thing I think is important from you, deals with this distance or depth from a major intersection. Our project, at its northernmost point is only approximately 600, 7700 feet south of

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Charleston. That other project was almost twice as far south. It's not easy to figure out, because our project is in between the two of them.

The third significant difference I think is that, unlike the project that was before you before, your staff recommends approval of this project and I'd, although obviously that does not compel you to do one thing or another, I do think it deserves some weight because I know how hard they studied and worked on this particular application, despite again some of the suggestions that have been made.

The final two points that I would like to highlight are on the second page of that tab. The first is the first line, and I think this is significant. That application contained eight separate buildings, which means in all likelihood, it would have at least eight separate tenants and eight separate users. This building is not like that. It has one main tenant and one main user, which has, we submit to you, a different potential impact on anybody who lives in this vicinity.

And finally, again, we've said this again, over and over again, it's the last line of that exhibit, that project, if you measured from the closest building to the nearest residential property line, it was only 60 feet, because they didn't have any choice. They were immediately adjacent to homes. Our project, the nearest home is approximately 300 feet, as the crow flies to the southeast, the homes to the, directly to the east are further away, but the closest homes are approximately 300 feet away, with substantial buffers in between. Which I will reserve, I guess, for the site plan discussion, if we get that far, Your Honor.

MAYOR GOODMAN

Thank you.

MARK FIORENTINO

Tab 7, here's the point of Tab 7. Lot of people, in fact they're wearing stickers today, using the term spot zoning. We disagree that if you approve this it will be the equivalent of spot zoning, much like your staff disagrees. And believe me, I've presented applications in my career that staff thought was spot zoning and they have no problem telling you when they see it. But the point of this exhibit is we pulled out some examples of your Zoning Code or your adopted

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general plans of policies or requirements that address this issue specifically. There are numerous examples, where you either require or encourage single-story offices to act as a buffer between things like major thoroughfares and more intense uses and single-family homes. This is not new. This is not an idea we made up. It's not an idea your staff made up. They are, in fact, following the policies of your Codes and your plans when they evaluated this application I submit to you. Tab 8, I'm going to get booed over this.

MAYOR GOODMAN

You're not going to get booed.

MARK FIORENTINO

We took the petitions and spent no small amount of time that existed after the Planning Commission hearing, so everything that had submitted up to that point by the folks who are opposed to this and analyzed them. I do not in any way mean to minimize what your relationship is with your constituents or the importance of what your constituents think about a particular project. That is obviously a – valuable part of your consideration.

But we wanted to look at them using two criteria. The first was to – remove from the petitions, or from the total count of people who signed the petitions anyone who was outside the established neighborhood area, which I did not establish. The neighbor (sic) established itself, Charleston/Sahara/Durango/Rainbow. If someone signed that petition and they were outside that area, we – didn't count their signature. We also took duplications off or people who did not have physical addresses, so we could identify whether it, if it was a P.O. Box and we could not identify whether they were there or not, we took them off. The total number of signatures on the petitions that we were able to obtain through your records was 1195. Using the criteria to identify that I just laid out for you, there are 244 that were not duplications and could be identified within the particular community.

We did our own walking, door-to-door. I did not personally do it, but obviously we had someone do it. That is be, the results of that are behind Tab 10. We took copies of the site plan, copies of the elevations and had people to go door-to-door and explain the project. You can see from the –

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nature of the petition, it's not in any way misleading. We told them it was a Social Security building, showed 'em its exact location and asked them to sign it and give their address if they supported it. The total number of signatures, and we only did this on four days, two weekends, was 508 people who signed in favor.

Now we did the same thing on our own, though. We took out signatures, a number of our signatures were just north of Charleston, but they were outside the boundary so we took them out. We also took you out if you were, lived in an apartment complex and you did not identify your unit number; okay? Because then we couldn't again verify exactly where you lived and whether it was a duplication or not. The total number remaining after you took, used those criteria on our petitions are 208; 508 without the criteria, 208 afterwards.

Tab 11, Your Honor, has a very minor point, but I wanted to present it to you. And then I think we have one more brief point and be happy to do what you think is best from there. We also went and asked people, again only on a couple days, at the existing Social Security building and asked them if they would support a petition to you requesting that you approve this. Now the reason we did that, obviously, is because the old facility is outdated. It's the reason we're here before you. It's difficult for people to get in and out of. It's very difficult to use because the building wasn't designed the way it should have been designed. People have to wait out in the heat or in the cold, depending on the time. They have to queue outside the building, which does not happen in this building. It's designed differently, so that everyone has to be inside the building. That's good for people who both using the building and good for people who have to look at the building. Because I think it's right to say we shouldn't have to look at a bunch of people standing around the building if we don't have to.

So those petitions are only meant to show you that there are people in our community who care about providing a good facility and no other purpose. You can give them whatever weight you deem appropriate.

Finally, given the constraint that you don't want me to talk about design issues, which I think are important, but we'll respect that.

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MAYOR GOODMAN

Well, you could – certainly touch on it. There's no problem.

MARK FIORENTINO

I think it is important to talk a little bit about the uses of the Social Security building. I learned something, I guess. This facility is not just for seniors. There are members of every section of our community who will be serviced by this building. There are people who have issues with their disability benefits. There are people who have issues with their survival benefits. There are people who need Social Security cards, either children or anyone, just about anyone. I shouldn't say anyone who's trying to get employment because many employers in our town require you to have a Social Security card. You have to go into an office to get one. So, this is an important issue, to be able to have a – safe, useable facility is important to a lot of people in our community and it's not just seniors.

This building is only open to the public on weekdays from nine to four. Now certainly there're going to be times when the staff arrives a little bit sooner and stays a little bit later, but it's open to the public from nine to four. We have designed it with substantial buffers on all side (sic) of it. Substantial landscape buffers, substantial wall buffers, it is a single-story building that because of the way we designed it and the walls and because of the way the property slopes, you can't see it if you live east of it. You could see the very top of the building. But you can't see the cars behind the wall nor anyone who is standing in the facility could see your home or your house. And we think that's – very important.

And I guess I won't show you the pictures 'til we get to the, of the site plan or the building until we get to the site. So, we, this is unquestionably a very emotional issue for people, as well it should be. As, I don't think Mr. Molasky was bluffing when he said he'd put it in his neighborhood if he was going to put it in someone else's neighborhood. I'm not bluffing to tell you I'm proud to present the project to you. I think it deserves your support. I do not think it's unique. I do not think it's anything that doesn't exist in every other ward or area in the City. I didn't mention it, but obviously, Councilwoman McDonald, Peccole Ranch, you have office projects and retail projects that are in very close proximity to homes. You do, Councilman

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Mack. You do, Councilman Brown. Everybody does. We didn't single these neighbors out and say we're going to pick on you and ask the Council to do something different than, hasn't been done in every other area of the City.

I'm happy to answer whatever questions you have or come back to try to address concerns. Whatever you want me to do, Your Honor.

MAYOR GOODMAN

All right. If you'd be kind enough to address the issue of traffic, because I drove out there yesterday and I see that there's a potential of a real problem with the way the road is situated there, as far as ingress and egress to the property.

MARK FIORENTINO

We had two accesses to Buffalo. One that is, well, I can't avoid showing you the site plan now. Can I do it for that purpose?

MAYOR GOODMAN

Go ahead. Yes, certainly.

MARK FIORENTINO

One that is in close proximity to the northern boundary of our site. Again, this is where the existing apartments. This is used by employees. This is a card-key access. You have to obviously have security clearance to be able to park here. The remainder of it is open to the public. The second access here, which will be primarily the public access. Most importantly, we agreed, the application's filed, it's actually pending before the Planning Commission, to turn Del Rey into a private street and – block it here, so that no one who was using this facility could have access to the residential neighborhood to the east. I think that was a reasonable request of the neighbors. We accommodated in the best way we can. No one who will use this facility, unless they go completely out of their way and get lost and go into or out of the neighbors, because of Del Rey or by virtue of this project.

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Buffalo is a major thoroughfare. No one wants to hear that. But Buffalo is a major thoroughfare. It is designed, on your Master Streets and Highways, someone correct me if I'm wrong, to ultimately be a hundred foot right-of-way. It carries a lot of cars. I think eventually, again, and – if I misspeak, someone correct me, it will be widened in this area. The right-of-way exists to have it widened. It, some day, will need to be widened, whether you approve this project or not. There's no question that Buffalo carries a lot of cars.

Another good justification to create some transitional use between buffer and the homes. But again, the single most important point, I think, is our agreement to turn that portion of Del Way, Del Rey into a private road so that no one from this project can find their way into that neighborhood.

MAYOR GOODMAN

Are you able to access the property going in a southerly direction from Charleston, towards Sahara on Buffalo, without having to make a U-turn?

MARK FIORENTINO

My belief is, Your Honor, against someone could correct me if I'm wrong, that you could on this driveway. But currently the median extends far enough south that it would prohibit you making a left-turn into the gate area. But it does not extend further to the south. Now, I'm not going to promise that that won't change, because the staff has required a traffic study that in – part addresses where the – driveways will be and how they will design and where the median's going to be. And I will not profess to tell you what's best for traffic. That's for the Traffic Engineers to decide whether you should extend the median or not. My belief is you currently could make a left-hand turn into the later driveway.

MAYOR GOODMAN

I'm going to ask the staff. Do, are you able to answer my question?

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BART ANDERSON

Yes, Your Honor, I am. The current median has a median opening at the Del Rey alignment. This provides access into the park to the west and it would also provide access through the proposed private street Del Rey into this site. To correct counsel, for the applicant, the existing or I should say proposed driveway, directly to Buffalo would not have direct access and it is blocked by the median. But Del Rey has the existing currently existing, allowing somebody to turn onto Del Rey and then turn into their site from the driveway they've proposed to Del Rey. Del Rey again being a private drive at that point, if the vacation that they have submitted is approved.

MARK FIORENTINO

Your Honor, and I apologize to Public Works, they, I was relying on the aerial photograph and you're right, now that the staff has focused in it, there's no question the median, it gets thinner there. So I didn't see it at first instance, but it – apparently does extend all the way to Del Rey.

MAYOR GOODMAN

Right, but then when they get to Del Rey, you tell, you have to take a U-turn –

MARK FIORENTINO

No, you would make a left into Del Rey and use the private drive and enter here. Off of Del Rey.

MAYOR GOODMAN

I see, in the back you have a – okay, you have access in the back, like that.

MARK FIORENTINO

Yes.

MAYOR GOODMAN

I got, all right. Thank you. All right. Any questions of Mr. Fiorentino?

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COUNCILMAN REESE

Yes.

MAYOR GOODMAN

Yes, Councilman Reese.

COUNCILMAN REESE

Just one question. With the General Plan Amendment, why are we looking at this location instead of a location say on Sahara or Charleston or another location? Why did – we pick this location?

MARK FIORENTINO

Very good question. Try to give you a very good answer and I know Mr. Molasky's going to hit me in the back of the head with a piece of paper if I get the answer wrong. So there's no chance of me not getting it right. We had to go through a – bid process with the federal government. The federal government has identified very specific areas in which they're going to locate three Social Security buildings based on population demographics. There's going to be one somewhere in this general vicinity. There's going to be one in North Las Vegas and one in Henderson. And they have identified a very specific perimeter that you have, if you were going to make a proposal to them that you had to be within. Mr. Molasky was one of, I believe, somewhere around seven or eight bidders to the federal government. They dictated again where the general vicinity would be. He was the only Nevada developer in the list. They selected him based on the selection of this site. He has no authority because he has a commitment through the bidding process of – the federal government. This is the preferred site of the federal government. To present any other application to you, nor as far as I understand it, would anybody else currently have any authority to show you a different site, because it's the government that selected this particular site, in this general vicinity.

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COUNCILWOMAN MONCRIEF

Excuse me, Your Honor.

COUNCILMAN REESE

Excuse me, the government –

COUNCILWOMAN MONCRIEF

I'm sorry, go ahead.

COUNCILMAN REESE

The government picked this site?

COUNCILWOMAN MONCRIEF

No.

MARK FIORENTINO

They selected this at the number of sites that were presented to them in the bidding process, this was their choice; yes.

MAYOR GOODMAN

Okay. No, but –

COUNCILWOMAN MONCRIEF

Excuse me, Your Honor.

MAYOR GOODMAN

That's – not. I don't believe that's the answer to your question. Your question is why this site, not that – this site was selected.

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COUNCILMAN REESE

Yeah.

MAYOR GOODMAN

I – believe it would be Mr. Molasky who would propose this site to the government and, as part of his bidding process. It's not the government saying we like this site, now will you bid on putting a building there.

MARK FIORENTINO

Well, no, that, what you just said is accurate.

MAYOR GOODMAN

Right.

MARK FIORENTINO

Through the bidding process a number of entities presented sites to the federal government.

MAYOR GOODMAN

Right.

MARK FIORENTINO

Of those that were presented to them, this is the one they selected; that is correct.

COUNCILMAN REESE

Okay, then why – did Mr. Molasky pick this site?

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MARK FIORENTINO
For all the reasons we just said to you. Because of the traffic patterns on Buffalo and because he believes, I think, in his heart and his judgment that this is a good location for this particular facility because of its location and the, all the things we've been talking about.

COUNCILWOMAN MONCRIEF
Excuse me, Your Honor. When I initially met with Mr. Molasky, he told me he had two other locations selected and he told me they were the parameters. They were from Flamingo to Charleston. I don't remember the parameters from east to west, but he specifically told me he had two other locations. And this piece of property was the most reasonably priced.

MAYOR GOODMAN
All right. Are there any other questions of Mr. Fiorentino at this site?

COUNCILWOMAN McDONALD
Can we ask questions of our staff?

MAYOR GOODMAN
Oh, certainly. Please, Councilwoman.

COUNCILWOMAN McDONALD
Well, Your Honor, I think it'd be very helpful if our staff could also go through their analysis as to how they came to their recommendation. I think that'd be very helpful.

MAYOR GOODMAN
Mr. Genzer?

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ROBERT GENZER

We'd be happy to, Your Honor. If you look at the background data in the staff report pertaining to the General Plan Amendment, you can see that beginning in 1985 there have been a number of applications to do various things within, in this corridor along Buffalo, at that time on both sides of Buffalo, from Charleston down to Oakey.

The first item that we call out in the staff report is the 1985 Council approval of what we at that time called community profiles for the City of Las Vegas. That was basically part of our general plan at that time. And with that approval, the properties along the corridor were designated as rural density residential. I'm not going to hit all of these, but I want to – touch on a few of the ones that I think are the most pertinent. Eleven years later in 1996, the City Council denied a general plan amendment request to go from rural density residential to office and that was, as I recall, for the property immediately to the south of this particular property. What I want to point out in that part of the background data is that both the Planning Commission at that – and staff at that time recommended approval of that particular project.

The next item that I think is noteworthy is two years later. At that time, in November of 1998, the City Council approved a general plan amendment, which changed the land use along this corridor from rural to desert rural. What's significant here is that – that particular general plan amendment was at the direction of City Council. I will note that at that time both the Planning Commission and staff recommended approval. However, I will emphasize once again that that application was at the direction of City Council.

That brings us to today. Going further into the staff report, I want to read a paragraph from our analysis. And some of this is redundant to what Mr. Fiorentino has already presented, but I believe it's pertinent. Under the Analysis section, we do indicate that the property's located on the east side of Buffalo, a 100-foot primary arterial street as shown on our Master Plan Streets and Highways. The property has a multi-family development to the north, a large parcel with an antenna to the east and a vacant parcel to the south across Del Rey Avenue. Across the street, on the west side of Buffalo, is one of the main entrances to a large City of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive, it is our opinion, and I'm adding those words, the proposed office is an appropriate

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transition from the impact of the existing uses and traffic and the neighboring residential development.

Under the Findings in the report, our Zoning Code, Title 19, and specifically Title 19.18.030.i requires that four items be satisfied in order to justify a general plan amendment. I'm going to read those four items for the record. Number one, –

MAYOR GOODMAN

Why don't you read them slowly?

ROBERT GENZER

Okay. Number one, the density and intensity of the proposed general plan amendment is compatible with the existing adjacent land use designations. Number two; the zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts. Number three, there are adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed general plan amendment. And number four, the proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

I want to expand on that last one. As indicated in the staff report, it is staff's belief that this proposal supports policy B2 of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services. Further, this application supports program C.2.3 of the General Plan that stipulates the use of office developments as buffers between low density residential districts and more intensive uses, in this case being Buffalo Drive and the properties that are developed to the north and the west. With that, I'd be happy to answer any additional questions. But those are the basic reasons for our recommendation for approval.

MAYOR GOODMAN

Are you able to tell me, Mr. Genzer or Mr. Fiorentino, who owns the parcels south of the proposed subject property?

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ROBERT GENZER

I don't have the current ownership in front of me. I do know that previously that property was owned by Mr. Walter Curling, who was also the developer of the adjacent single-family homes. Mr. Curling passed away several months ago.

MAYOR GOODMAN

Does – he –

MARK FIORENTINO

Your Honor, it is still owned by the Curling Family.

MAYOR GOODMAN

The – Curling Family owns the two lots south of it; is that correct?

MARK FIORENTINO

Yes, Sir.

MAYOR GOODMAN

All right. How about the lot, three lots south of it? Three lots south of Del Rey, is – there a home there?

MARK FIORENTINO

No.

MAYOR GOODMAN

Or is that vacant?

MARK FIORENTINO

No, there, it is vacant.

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MAYOR GOODMAN

How about the one next to that, south of that; vacant?

MARK FIORENTINO

Yes. They're vacant all the way to –

MAYOR GOODMAN

To Oakey?

MARK FIORENTINO

To Oakey. Yes, Sir.

COUNCILMAN REESE

No. That's –

ROBERT GENZER

It, that's not correct, Your Honor. There is one home. We can show that to you on the map. There is one home that exists on the east side of Buffalo, one lot north of the intersection of Oakey and Buffalo.

MAYOR GOODMAN

Wait one second please. One lot north of this intersection, on the east side.

ROBERT GENZER

Right.

MAYOR GOODMAN

Would that be on the corner?

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ROBERT GENZER

Just, it's one lot north of the corner.

MAYOR GOODMAN

This one here. So we have vacant lots all the way down to the home, which is one lot off the corner and the corner is vacant?

ROBERT GENZER

That's correct, Sir.

MAYOR GOODMAN

All right. Heading even further south down Buffalo, on the south, I guess it would be the northeast corner of Oakey and Buffalo. Anything there?

ROBERT GENZER

That, actually it's the southeast –

MAYOR GOODMAN

Southeast corner, par –

ROBERT GENZER

Southeast corner. The – east side of Buffalo from Oakey to El Parque, which would be the next street south, that entire parcel is vacant. South of that, down to Sahara, it is essentially all developed.

MAYOR GOODMAN

And those are developed with homes; is that correct?

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ROBERT GENZER
That's correct.

MAYOR GOODMAN
All the way from El Parque down to Sahara? The, yes?

MARK FIORENTINO
No.

MAYOR GOODMAN
Yes.

MARK FIORENTINO
To Via Olivera (sic).

MAYOR GOODMAN
Pardon me?

MARK FIORENTINO
It's to Via Olivera (sic). Between Via Olivera (sic) and Sahara is commercial.

MAYOR GOODMAN
Okay. Fair enough. And that's, I understand. Thank you. I appreciate that. All right. Any other questions of Mr. Fiorentino at this point? Okay. Thank you for a very informative and very precise –

MARK FIORENTINO
Thank you all for your patience and –

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MAYOR GOODMAN

We appreciate it.

MARK FIORENTINO

– and willingness to hear it.

MAYOR GOODMAN

And we'll hear you after we hear some folks who want to speak on this issue. What I'd like to do is I'd like to ask the spokespersons, the designated spokespersons to speak against the project at this point in time. And then after we have the designated folks, I'll open it up and we'll use Roberts Rules of Order. I'll have those who are in support of the project if they'd like and those who are against the project if they'd like. But those who are part of the designees, you don't have to stand up, of course. You could just come up one after another. I'd like you to limit your remarks, if you, can to three minutes. If it's over that, I'll understand. But I know as a trial lawyer, if you don't have us in about 30 seconds, you're not going to get us. So, that's what I would suggest to you. All right? Please step up to the mike and give us your name.

MARK ADAIR

Good evening, Council, Mayor Goodman. My name is Mark Adair. I live at 1401 Marbella Ridge Court. I am the closest homeowner to this nightmare. I'm located at this property, property closest on the corner, right there.

I'd like to start off by staying I'm one of the neighborhood leaders here. We have about six or seven of us that like to get up and – address these things that have been said about these properties. We are a very passionate group that you've heard and I do ask that everyone behind me please bear with us and stay attent.

The – property in – question is a property that we feel we have a solution and we're bringing to you a solution tonight. Not – something that we're just saying no to, but we have amongst our speakers right tonight, something that we feel is very compatible and harmonious to this neighborhood. At this time, I'd like to kind of address a couple of things that Mr. Molasky and

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his counsel had with him. As far as the park noise, I am the closest also to that and I'd like to address that we do not have any problem with the noise or lights from that area right there. The traffic that goes in and out of there is at the times, that are appropriate. The weekends, it's for Pop Warner games. It's during football season. That's when the majority of the park is used, because it is – a football park.

The – pictures shown of the corridors that he showed, of the tavern and the gas station, are appropriate in that you have established in 1998 the corridors of where this neighborhood has and likes and would – appreciate if we kept that within those – boundaries. So those pictures that he showed are well within the boundaries of the 1998 master planned petition and signatures, and everything else that went on during that time and your vote.

The – second thing, I – think, or third thing that I'd like to say is the, about the U-turn. I believe, and I'm not sure about their plan right there, but it looks like there's going to be some U-turns there that the employees will have to work, are – using. 'Cause the plans that I showed had the employees entering down here and the patrons entering off of Del Rey. So there would be U-turns according to that.

The other thing I'd like to say is that after being down at the Social Security building, the, and interviewing the guard that was down there, 7:00 a.m. is when the – doors open at the Social Security, and right now they're opening at 8:45, at which time there's a large number of people out there prior to that. So this is something that goes on for more hours than just dictated by the – time that's – set forth. The, and I want to say this nicely, but the tactics used by the person, the nice gentleman that was down there, very nicely dressed, elderly gentleman that was collecting petitions. He was asking the people if they thought that they needed better service, and if they did, to sign the petition. I don't think the people that picked up the petition, including the ones that were down there really read the petition or knew exactly what they were signing. They just knew, from my personal view, that they were standing in line for a great number of hours.

At this time we have – about six or seven key speakers, to which we would like to close this with Lee Fair at the end. And we appreciate, in the holiday spirit, from all of you, that you vote to deny this. Thank you.

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MAYOR GOODMAN

All right. We'll have the three-minute timer, Miss Ronemus. Thank you.

MARY GREEN

Hi. My name is Mary Green. I appreciate the Council giving me a few minutes to speak on the subject. I am going to concentrate on the park and how it affects our neighborhood, and doing a comparison to the Social Security facility. All American Park, the high use of times are in the fall football season and they're going to be starting this spring, they hope, a spring football season. So that is a limited ac, limited high use time. The Social Security building will be used 52 weeks a year.

As far as the lighting goes, the lighting at the park is only used when needed for games, night games. They usually play two night games in the fall, currently, and the fall season is only from August 'till December, and then the other games are played on Saturday afternoons. The lighting of the Social Security building will be all night, 52 weeks a year.

The traffic. There is only traffic impact from the park on Buffalo when there is a game in play. And, of course, it is heavy because parents, grandparents, everybody likes to come out and see their kids play and we welcome that. We really do welcome it in the neighborhood. We welcome the noise, the joy, the pleasure of hearing children laugh and play. It takes us back to our own youths, our own childhood. No one's ever complained about the noise. The traffic that you're going to get from the Social Security building is going to be 52 weeks a year.

The neighborhood park, which All American Park is, draws people, other than the brief times in which we have the ballgames being played, from the local area. And many people because they're trying to exercise, they jog over to the park or walk over to the park and they run their animals in the dog run that's there. And when you go by, other than a time when a ballgame is in session, you will see that the parking lot is virtually empty. There are very, very few cars. Many times there are none. So it actually has, other than the peak game times, which are in the evenings and on Saturdays, very little traffic impact. The traffic impact from the Social Security building, which is a high use federal building will be 52 weeks a year, Monday through Friday.

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The – park is closed and gated at night, so there is no access to it. The Social Security facility parking lot, which is significant in size, will be open to anyone that wants to skateboard there or do anything else that could bring noise and disruption to the neighborhood.

When the park is in its high use peak periods for a ballgame, you have all kinds of people supervising what's going on there. You have coaches, you have parents, you have grandparents. When the Social Security building is in its peak operation hours and probably some of the longest times are when people are standing in line, people are not always happy. And so, sometimes there are problems with people feeling that somebody tried to cut line or what have you. But there's nothing to control that.

Neighborhood parks are much coveted and sought after. We actually campaigned and petitioned for this park. We helped design this park. And we feel it truly does enhance our neighborhood. Summerlin has parks. Every little village in Summerlin has parks that they're very proud of and none of them have a federal building across the street from them. This park has been protested, this Social Security building has been protested and the only reason its being protested is because it is in a residential neighborhood and it belongs on a commercial corridor. Thank you very much for your time and I appreciate the support you've given us in the past to allow our neighborhood to continue to grow residentially. And I hope you'll see it that way again for the future. Thank you very much.

MAYOR GOODMAN

Thank you. Yes, Ma'am.

PENELOPE LOHR

I prepared a statement –

MAYOR GOODMAN

You have to identify yourself.

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PENELOPE LOHR

My name is Penelope Lohr and I live at 1410 South Tenaya Way. I attended the Planning Commission meeting of November 20th. I am a concerned resident of the area and a mother of five. I oppose the relocation of the Social Security Administration building only in that I oppose the relocation to this site particularly. I'm speaking today as part of our Neighborhood Alliance, to provide – some research I've compiled since I attended the City of Las Vegas Planning Commission meeting.

At the Planning meeting we were told the hours of operation are from nine to four. On November 21st, I went to the Social Security building at 5460 West Sahara to just observe and decide first hand and objectively if I could support a relocation to my neighborhood. I sat and I watched from my car for approximately one and a half hours. I provided pictures. There's five sets for pictures here, but that picture in particular. I inquired to a woman who was getting out –

COUNCILMAN REESE

We need the overhead.

MAYOR GOODMAN

I – we don't – excuse me, Ma'am, we don't see that on the overhead picture.

PENELOPE LOHR

But – this one? This here.

COUNCILWOMAN McDONALD

It's upside down, this way.

PENELOPE LOHR

Oh, I'm sorry.

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MAYOR GOODMAN

Okay. Thank you.

PENELOPE LOHR

I did inquire to a woman who was getting out of her car why they were lined up and she said she was told if she wanted to be seen early, she had to line up at 7:00 a.m. The Social Security Administration opened their doors at 8:45. An armed guard arrived at approximately 8:35. On 11/21, there were 67 people lined up before the doors opened. I returned on Monday, the 24th, and people started lining up before 7:00 a.m. By 8:00 a.m. there were approximately 30 people lined up with another 15 waiting in their cars. I also observed on the morning of December 10th. They, the people had started lining up prior to 7:30 and by 8:30 there were 50 people waiting in line and in cars. I took pictures on two separate occasions.

I took these pictures during these waiting periods as I wanted to remain completely objective. I observed the people who were entering, when they entered the building were searched. And while in the building, they would be supervised by an armed guard. At the Planning meeting, we, the citizens, were told that the armed, there are armed guards in banks and although that may be true, I went to the Bank of America, the U.S. Bank at Fort Apache and Sahara, Wells Fargo, Silver State Family Credit Union at Sahara and Rainbow, which are all banks in my neighborhood, and I observed no armed guard at any of these locations. Noted there may be armed guards in some banks, but none were visible by me in my neighborhood.

I called the FBI and I inquired why there's a need for armed security at the Social Security Administration building and they said it's required in all government buildings, to be protected and kept safe. And for more information for me to contact the Homeland Security. This brings me to the question of how safe is it to put a government building in the middle of a current residential neighborhood directly across the street from a City park and less than two miles from Deerfelt Elementary. I'm not an expert in this, but I understand that one of the speakers that is speaking after me will elaborate on this issue. I have, however, worked at the Pentagon during Desert Storm during 1989 to 1992 and I held a top-secret clearance. As a citizen and a fellow American, in light of September 11th and all that it's meant to our way of life and the changes we

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experienced at this point, I stopped being objective and have rather strong feelings in opposing this proposed site.

Lastly, I'm providing a document directly from the Social Security Administration website that I found particularly interesting to note, that in our neighboring states of Arizona, California, Utah, they showed that all of their Social Security Administration buildings are located in non-residential areas. The Social Security website informs that a representative is available from seven to seven, which is more consistent with what is accurate information, because people are told to line up before 7:00 a.m. and everyone who's in the building at four will be seen. I can say with the research I've done and the reasons that you have yet to hear, I'm more resolved in not supporting the relocation of the Social Security Administration to this proposed site.

I thank you for your consideration and I thank you for your time.

MAYOR GOODMAN

Okay. Thank you. Try to keep it to three minutes, if you can.

WILLIAM LEONARD

Good afternoon. What – rather, good afternoon, Mayor. William Leonard, 1700 Charles Lamb Court, about a thousand feet southeast of this proposed project. I'm representative (sic) a number of people here and I'm going to keep my comments focused on two or three different issues. First of all, this is the wrong project in the wrong area, and it will have a substantial impact on our neighborhood. The Master Plan revision of 1998 converted this area from R-E to Desert Rural. And if I can quote you, from yesterday, the Master Plan speaks volumes and should not be rezoned unless there is a compelling reason. There is no compelling reason, as I see it.

The pending zoning here is for an office for a low intensity office project. The Social Security building is not a low intensity office project. It is a high intensity use office project. Office zoning is designed to provide a buffer. This does not provide a buffer, as it's written in the Zoning Code, between commercial and residential. It's trying to provide a buffer between residential R-3 and residential estates. The Zoning Code 19.02.060 compels you at the City Council level to look at these rezoning applications and to make sure it's consistent with the

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compatibility and other salutary provisions of the plan. Unlike your staff here, I do not believe that it meets those criteria. It's inconsistent with the use and density aspects of the plan. It's inconsistent with the compat – compatibility aspects of the General Plan. It does not meet the healthful and beneficial concerns of the General Plan.

Now, let's step this up one notch, and bear with me if you will. The GSA has certain requirements for a federal building. Those requirements are that it be located in a prime commercial area. This is not a prime commercial area. This is a residential area. It's in the middle of a residential community. The requirement goes further in requiring a 50-foot setback from the building for parking, employee and general parking. If you look at the plan, these areas they just pointed out fail to meet that – criteria. They're within the 50-foot area of the building. You've now lost 85 spaces.

But let's ask why they have this ISC requirement of 50-foot setback. Why is there a requirement to have this thing in the middle of a commercial business district? A little background, two years ago, I retired from the Navy, after 30 years of service. I retired as a Captain, that's the same as a full bird Colonel in the Army with Seal Team One. My last five years were spent with the U.S. Special Operations Command in McDill. I did not write the book on counter-terrorism, but I believe that I can talk about counter-terrorism and terrorism. By approving this application, you are putting a prime target, a target of opportunity in the middle of a residential neighborhood. Now everybody knows that Las Vegas is a target of opportunity. And, Mayor, you lobbied hard to get our share of the funds from the Homeland Community. In fact, we got $9.8 million and that was not a gift. That was a gift to bolster our security, our counter-terrorism issues. And here we're proposing putting a federal building in the middle of a residential community. That's not safe. That's not smart.

The developer has said the operating hours are Monday through Friday, from nine to five. Yeah, that makes from five in the afternoon until nine o'clock in the morning this site to be a soft target of opportunity. We all know that we have a problem with security in Las Vegas, but to put a federal building in the middle of a residential area, this is not right.

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MAYOR GOODMAN

Could you wind up, because I want to get to the next (inaudible).

WILLIAM LEONARD

All right. I think and to the best of my knowledge, I do not believe there has been any impact study done on a blast effect of a biological, a nuclear soft or – radiological or chemical attack on an area such as this. We have to be cognizant of this. We have to look at it. This is not the same Las Vegas that was here before.

For these reasons, the reasons that this proposal is not consistent with the General Plan, it doesn't meet the GSA specifications, and most importantly, you're putting a federal office building in the middle of a residential community, we ask you to support us in denying this application. And I thank you for your time.

MAYOR GOODMAN

Thank you.

GARN MABEY

Thank you, Mr. Mayor. I'm Garn Mabey. I live at 1404 Silver Oak Street. Also represent the Nevada State Assembly in District 2. It's a pleasure to be here. I'd like to quote a document that I obtained regarding what the requirements are for the Social Security building, and this is from the GSA. Space should be located within three blocks of a variety of moderately priced, fast food and/or eat-in restaurants. Other amenities such as retail shops, cleaners, banks, etc., should also be available within three blocks. Space must be located in a prime commercial office district with attractive, prestigious, professional surroundings and a prevalence of modern design and/or tasteful rehabilitation and modern use. In my mind, it's not appropriate. The GSA, the Social Security Department says this is what we require. This doesn't fit that requirement at all. They're, as Councilwoman Moncrief said, their – area was delineated north of Alta Drive, east of Valley View Boulevard, south of Flamingo Road, west of Durango. There are many other places that would fit this.

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We've talked about the traffic. I'm very concerned that it's an uneven divide there. They will have to make a U-turn. I think it will be confusing to the people. They may, some of them try to go into Del Rey, but the majority, I think are going to try to make a whole U-turn there. It's two lanes. I think it would be difficult.

And they always talk about a buffer. I don't understand. If you have multi-homes on the one side and then you put an office building, how is that a buffer when we're trying to put houses on the other side? To me, that doesn't make sense. I really oppose this. I think it's inappropriate. I appreciate that there is a need for a Social Security building. I just think there'd be a lot better place for it. Thank you, Mayor.

MAYOR GOODMAN

Thank you.

CAROLYN STONE

Good evening, Mayor, Councilwomen and Councilmen. I'm, thank you for having us here before you tonight, to give us the opportunity to support our neighborhood. I'd like to talk about a couple issues regarding traffic, and the reason why I'd like to speak on this is because I have a Bachelors and Masters Degree in Civil Engineering and I am a licensed Civil Engineer.

MAYOR GOODMAN

Tell us your name, please, and we –

CAROLYN STONE

My name is Carolyn Stone. I live at 1509 Ten Palms Court. I'm within about a thousand feet of the project. On the map, I am right here and the project is right here. I'd like to use this map as a quick example to show similarities between Buffalo and other streets in the area. Yes, the Department of Transportation considers this a minor arterial; we're not a major arterial, which would be Rainbow. And as a minor arterial, we're carrying approximately 27,000 cars, average daily, traffic, which 27,000 is actually less than a similar street. Durango is carrying 31,400.

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These are 2002 statistics. Fort Apache is also carrying more than Buffalo, at 28,600. The applicant stated that he, he said I think eventually it will be widened someday and it won't need to be widened. This is his opinion about what Buffalo is.

Okay, for an engineer's point of view, let me give you a couple numbers. Traffic has actually decreased on Buffalo each year for the past five years. At 27,000 at 2002; 32,000 the previous year, that was higher; 34,500 in the year 2000, that was higher. 1999 was 28,400, that was higher. We have decreased each year in the past five-year. We're approximately the same volume that we had in '98, which is, which was 26,500. Fort Apache also has decreased in the last year and Durango has been increasing, Rainbow has been increasing. Durango has been increasing slightly and it's tapering off. Part of the reason for this is we've had so much road construction, to the west. We've got the beltway going through now. We have alternate ways of getting through to the Downtown Corridor, to Henderson and to North Las Vegas.

Based on a trend of average daily traffic decreasing by approximately two and a half percent each year for the past five years, I don't see how that trend is going to continue in the near future to cause Buffalo to be transformed from two lanes to three lanes. And currently the Department of Transportation has no anticipation of widening it.

Also like to look at the alignment of Buffalo. Buffalo is wider when you're on the north end. North side of Charleston, as you approach the Charleston intersection, you lose a lane and it narrows. So, we have cars that are actually merging at the intersection coming down south. And when you hit, I'll give you a – larger view. When you reach, north of this property, you can't even, you're not even at the property yet, but approximately 75 feet to the north, a median begins to form on the center of Buffalo. And that median is not just a vertical, a horizontal barrier, it's also a vertical grade elevation change. And as we go from approximately this location, by measurement, you're at about two feet different grade elevation between northbound and southbound where the northbound lanes are lower, the southbound are higher. The reason why this is important is because this increases, it gets up to about four feet, right at the middle of this property and then decreases to three feet, then de, then two feet and, it still is about a foot until you get to a turn lane at Del Rey. Without a major redesign of Buffalo across the board, as well as maybe some storm drain redesign, because we do have storm runoff going into the Homesby

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(sic) drainage easement, without some major redesign, I cannot see any access other than making a U-turn. I would like to point out that the applicant at one point in his presentation said he believed you could make a turn. And he was willing to say I – do see that you can't. But it's an example that they have not really done their research.

They also haven't done the research when it comes to General Services Administration requirements because that 50-foot setback is from parking as well as adjacent prop, structures. And they have parking within that 50-foot perimeter. I count 85 spaces that would have to be eliminated.

MAYOR GOODMAN

I'm going to have to ask you to wind up, really.

CAROLYN STONE

Okay.

MAYOR GOODMAN

So that the others can speak.

CAROLYN STONE

One last look at this property, the reason why this U-turn is even more hazardous is this is the main entrance into the park. We have, on a – busy, late afternoon, we have practice games. Games are played on the weekend. Practices are during the week. Four o'clock, the park is packed to overflow. Yes, the park was designed for a sufficient parking, but we still have overflow cars parked on both sides of Buffalo. People walking along Buffalo, they pull into the turn off at Del Rey, they park and that's where they're crossing the street. That's not what it's designed to do, but that's, in reality, what's happening. Also, when you pull out from this exit, these employees coming out, I keep moving this around, I'm sorry. I'll hold it still for 30 seconds, Mayor. Thank you. This is –

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MAYOR GOODMAN

I'm going to hold you to three minutes, though. I'm cutting you off.

CAROLYN STONE

Okay. When you pull out from the exit here, you are turning out where cars are parked and this is where you still have a grade elevation change. Cars are parked along here and this is residential. There is a house, excuse me, it's an apartment. But there is a home that is five feet from the property line. And the front door of that is 15 feet 6 inches from the property line. This employee can come by, hope not to hit that car that's always parked out there, there are cars parked around there from those residences and wave to the person at the front door. This is a residential area, both to the north; both to the south, park across the street. No adjacent commer –

MAYOR GOODMAN

That's it.

CAROLYN STONE

No adjacent – okay. Thank you very much.

MAYOR GOODMAN

Thank you. Right.

COUNCILWOMAN McDONALD

Your Honor, just –

MAYOR GOODMAN

Councilwoman.

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COUNCILWOMAN McDONALD

Just for the record, I think that I just wanted to dispute the numbers as it relates to Rampart Boulevard. Because I can tell you just that Charleston and Rampart that I have approved since being on this Council more than a million square feet of commercial activity. The traffic count in that vicinity on Charleston's about 30,000, 33,000 plus vehicle trips. On Rampart, it's in excess of 45,000 vehicle trips. It's not decreasing. In fact, according to the RTC and our own Traffic Engineer, both Buffalo and Rampart are, have been so overloaded that we are in the process or in the design phase right now of constructing a half-interchange onto the Summerlin Parkway at Durango to relieve some of the over traffic on Rampart and Buffalo.

And so, even though NDOT could very well have some very low numbers and probably one of the reasons why it takes us so long to get traffic signals and meeting warrants on those state highways is because they use excessively low numbers. And so I'd just be very skeptical of this, stats that NDOT is providing you.

CAROLYN STONE

I would agree with you, Lynette, that these numbers are probably low and we probably have higher numbers. But before you is the page on just Buffalo and it just shows across the line for 2002. This number is 27,000, the previous year is 32,000, the previous year's 34,500, the previous year then is 28,400, which is still higher than 2002. Whether those numbers are accurate within 10%, within 20%, they're still showing a trend where along this one corridor of Buffalo, traffic has decreased. For maybe a multiple of reasons, part of which I think you could say is there are more roads and more, the beltway has come through, there are alternative modes of traffic. But this is commuter traffic. It's not stop and go commercial or office traffic. So, traffic is an issue. We've learned to live with it. We'd like to continue trying to keep it as low as we can. Thank you.

MAYOR GOODMAN

Okay. It's three minutes, folks. That's it.

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LYN MALONEY

Good evening, Mayor, ladies and gentlemen of the Council. My name is Lyn Maloney, 1632 Marbella Ridge Court. I would like to state our petition figures in opposition to the rezoning of Buffalo and Del Rey, GPA-2993, for the record. I have delivered these to the Clerk's office. They poured in right up, on my fax machine, right up until the moment I left the house. Our Neighborhood Alliance is formed from east to Rainbow, west to Durango –

MAYOR GOODMAN

Madam Clerk, could you put the timer on, please. Thank you.

LYN MALONEY

North at Charleston, south to Sahara. I have in my possession, out of approximately 1800 homeowners within these parameters, 1080 signed petitions in opposition. Our neighborhood community has come together against this issue like never before. This figure is well over 50% of the taxpaying citizens of this neighborhood. Not bad when you consider that only 12.5% of the eligible voters that voted in the last election. Thank you.

MAYOR GOODMAN

Okay. Next, please.

MICHAEL BELL

Michael Bell, 7425 Oak Grove Avenue. I live in the adjacent area to the proposed zoning change. I'd just like to first ask a question. Why do notifications come to the residents for the proposed zoning change? Mayor, would you be so kind as to answer that?

MAYOR GOODMAN

So you'd be able to express your position as far as the – proposal.

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MICHAEL BELL

Why is our position important to the Council?

MAYOR GOODMAN

We like to hear from all of our constituents.

MICHAEL BELL

Okay. So our opinion makes a difference?

MAYOR GOODMAN

It could make a difference.

MICHAEL BELL

Well, if our opinion wasn't important, then the notifications would –

MAYOR GOODMAN

No, I – don't think that's logical, but I'm not going to play a soligusim (sic) with you. Why don't you give us your argument?

MICHAEL BELL

Well, my – point is that there's a majority of people, as you can obviously see that are opposed to this project, for whatever reason that they may have. We don't have to give a logical reason as to why we oppose it. It, we feel that we are, oppose it, that should be enough for you to consider.

MAYOR GOODMAN

It, from my perspective, I'll let you know right now, it isn't. If there's a project that is a worthy project proposed by one person and there are 50,000 people against it, I'm going to vote for the project.

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MICHAEL BELL

Okay. But we as residents of this City have a right to our self-determination, as far as what we want this City to be. No one person is a dictator. No one person is a king. City Council has to take our opinions and vote the majority of the opinion, not go against the majority. And we as the residents, we have a right to determine what our neighborhood is going to be. So, with that in mind, I would just like to state that our opinion does count and it should be taken into consideration, whatever the reasons may be. Thank you.

MAYOR GOODMAN

Okay.

LARRY ANSPACH

Hi. My name's Larry Anspach. I'm a resident at 1509 Golden Oak Drive, which is very close to this project. I just want to cover two things that have not been mentioned yet. You mentioned earlier, Mayor, that there's additional land, vacant land along Buffalo there. And so obviously the residents do not want to set the precedent for an office building on this property which could then have a domino effect all along Buffalo. And then the other thing that hasn't been brought up yet, there are new houses being built two blocks south of this area on Buffalo, brand new houses being built directly on Buffalo. So, thank you very much for your time.

MAYOR GOODMAN

All right. Thank you. I appreciate that.

BARBARA CEGASVKE

Good evening. My name is Barbara Cegasvke. I reside at 6465 Laredo Street, and good evening, Mr. Mayor and Council members. I believe the residents of this area have articulated very well the concerns that the neighborhood has, so I won't go into any more detail. I just wanted to come and tell you that I am opposed to this. Thank you.

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MAYOR GOODMAN

All right. Thank you.

LEE FAIR

Thank you. Your Honor, Councilmembers, my name is Lee Fair. I live at 1600 Charles Lamb Court. I've lived, been a resident there for about 11 years. I'm also a developer, and I've developed significant odd property, nothing like Mr. Molasky's resume, however. But I have about 300 square feet of office space that I've developed in the City of Las Vegas, so I have some knowledge of the office space.

The first thing I'd like to do before I go into it is have the people in the audience stand that are opposed to this zone change, please. Thank you. The second thing I'd like to do is I'd like to thank the staff for bringing up some things and confirming our thoughts. One of the things in there, in our review of what's happened here, we've had – staff that has approved it, staff that has disapproved it. We've had Planning Commission that have approved it, has disapproved it, but there's one constant throughout, and that constant throughout has been this Council and your, and the previous councils. What you have done, you have made this a master planned community with us. You have heard our voice, and we appreciate it. And I've been there for 11 years and I appreciate what you have done. I consider this a joint effort between this Council and the previous council and our community, our neighborhood community to make this a very desirable residential area.

What's happened, one of the things that we talk about here, Mr., if I pronounce his name wrong, Mr. Fiorentino brought up that it's important that we look at the area and we talked about precedent. One of the things that's happened in our area, and it's really happened as a result of these councils is, these are – pictures of our neighborhood. We have houses that have been built along Buffalo. We have houses that are being built along Buffalo. There's – a house right here. US Homes is finishing out a five-acre development. There's a house under construction there right now as we speak. This picture was taken this morning. So, is there a precedent? We talk about the neighbor. You can look from Desert Inn, which happens to be in the County, all the way down to Westcliff and, other than the double section lines, there's one exception. That's the

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property he mentioned at Alta. And that property, it's a half section line, and that was segregated out as commercial probably 20 years ago when those houses were built.

But you look along from Sahara to Charleston. One of the things we've done as a community here is we've kept it residential, and, really, in a partnership with the two of you. We talk about buffers, and the staff talks about this being, or any office project being an appropriate buffer. It certainly is. In the right situation, it's a buffer when you need a buffer. Do we need a buffer here? We have multi-family residentials (sic) on the southeast corner of Charleston and Buffalo that abut this property.

I'm not sure why we need to go to a – higher use. This isn't just a, this isn't just an office use, this is high-density office use. There's gonna be approximately 10,000 people a month coming into that center. You – look at what's happened along there, and they say that we'll, you need a buffer because nobody's gonna build residential. We have a developer that's closing on a piece of property next to the house that we, that was pointed out there today on Buffalo. They're purchasing the three acres. There's another four acres between the Social Security piece we're talking about and this piece. And they're proposing putting on residential. They wanna put in town homes in there. We've talked to neighbors. Neighbors don't generally have a problem with the town, they'd also like to buy the piece next to it.

I – think many of you have seen the layout of that. So, the argument that nobody's going to build residential along Buffalo, I don't agree with that, and I don't see how you can either. "Cause we've kept it residential, you have kept it residential, and we hope you continue to keep it residential and be our partners on this. So, thank you.

MAYOR GOODMAN

Thank you. Mr. Fair, are you the last of the scheduled speakers?

LEE FAIR

Yes, I am.

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MAYOR GOODMAN

All right. Then I wanna find out how many people intend to speak. Would you raise your hands if you ... All right, I'm gonna impose a one-minute time limit on those speakers and, one minute. And we'll have those who are for the project line up on this side. Those who are against the project line up on this side. All right, and then we'll take you one minute at a time. You don't have to use the minute, but you can certainly do it. I'll hear for (sic) the fors (sic) first. Mr. Davidson, are you for it?

DON DAVIDSON

Yes.

MAYOR GOODMAN

All right. Please identify yourself. Ms. Ronemus, if you'd use the timer.

DON DAVIDSON

Three minutes like everybody else?

MAYOR GOODMAN

One minute.

DON DAVIDSON

Three minutes?

MAYOR GOODMAN

One minute.

DON DAVIDSON

Don Davidson, 2211 North Rampart, No. 105, Las Vegas, Nevada. I was not asked to come here and speak. I know who Mr. Molasky is, but I don't know Mr. Molasky. I don't know of anybody

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in Las Vegas, Nevada, that has a higher reputation than Mr. Molasky. His projects have always been on the cutting edge of helping Las Vegas. Sunrise Hospital, Boulevard Mall, to give people on the east an opportunity of shopping.

My main reason is, for being here is I live in an age-restricted community. Your positions, I've heard you all say it a thousand times, is to service your community. Our community has 40% senior citizens. Those people need servicing. I am a member of the Housing Authority of Las Vegas, Nevada. We have a thousand people that live in this area that could take a bus to the Social Security office if they need some help. There are a lot of people living on fixed income that need to see the Social Security office, that needs help, that can't afford to call a cab. Here we have an opportunity of helping 40% of our community. They deserve to be helped.

Going back one second, we're talking about the most honorable person in Las Vegas, Nevada, that is probably responsible for the success of Las Vegas as much as any single person or company, and I think with their quality, their reputation, the needs for servicing the senior citizens, the needs for you people –

MAYOR GOODMAN

All right, that's –

DON DAVIDSON

-- have said many times –

MAYOR GOODMAN

One minute. Mr. Davidson, I gave you a minute, you're a minute forty-three. Next, please.

TODD FARLOW

Thank you. Todd Farlow, 240 North 19th Street. Social Security needs a new building. I do not buy the – argument that they need three buildings; they need one building in a – centrally located area, which could be lower Fremont, which is served by all the – bus lines.

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The other thing is they, the developer of that land could take the Social Security lease, use that as collateral to build 45 stories of residential condos above the Social Security building. Thank you.

MAYOR GOODMAN

All right, for?

WILLIAM McCURDY

Mr. Mayor, I'd like to say my name is William McCurdy. I'm here to speak in support of this particular project because of the fact senior citizens does need this facility because it is inadequate for them to go to the present facility that's located on West Sahara. And, as you are well aware, that is close to Summerlin, that's close to Sun City, that's close to the areas where most of our senior citizens live at. And I agree with Mr. Davidson. I agree with the, most of the people who do believe that we do need an adequate facility. I understand the wishes of the residents, but I look at, it need to benefit the entire Las Vegas Valley, the entire City. So, that is the reason why I'm here to support this particular project, because, as a member of the 2020 Board, I have looked at every area of rezoning and potential zoning and uses and use permits.

MAYOR GOODMAN

Thank you. Against, please.

JO KEILLY

I can go?

MAYOR GOODMAN

Yes.

JO KEILLY

My name is Jo Keilly. I live at 8105 Via Del Cerro Court. I attended the Commission meeting, where I first introduced to the idea of transition. Since that time, I have driven all around our, the

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vicinity of this project, and, as I see transition, it extends one block from the major artery. The only time it extends beyond that one block is if that is designated a commercial, a major commercial street.

I've also driven slowly along Buffalo. There is no commercial, other than at the main intersections, Alta being one, Charleston, Sahara, etc., there is no commercial that goes outside of this transitional area between Westcliff and Flamingo. There is a high school being built, there is a fire station, but every other thing is a home, a private home.

MAYOR GOODMAN

Okay. Thank you.

JO KEILLY

I would also like to state that we do have an eyesore at Spring Mountain and Rainbow, the old K-Mart building.

MAYOR GOODMAN

That's in the County. That's their problem.

JO KEILLY

Well.

MAYOR GOODMAN

Okay. Thank you.

GARY HUNTER

Your Honor, on behalf of the community, the religious community, Pastor Gary Hunter with Greater Saint James Baptist Church, also the President of Pastors and Ministers Conference. I stand in support because I, as I scan the room and probably those represented, a representation of

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people who can afford cars, who can afford probably the Lexus and all the rest of the things that we all are privy to.

But, in the neighborhood that we're talking about, I have members that are seniors, who would be better served being able to go around the corner. Be better served being able to go up the street. Better served to go five minutes for Social Security, as opposed to go way across town. I don't know the builder. I don't know the players in – hand. I do know the community. I do know my members. I do know people that have an interest in it being built in that area. Sometime (sic) people get money, they build a house, and think the rest of the world should revolve around them. Like the people that complain about the people who got cows and hogs way out Ann Road, well, those people been out there and all of a sudden folk build a $400,000 house, want everybody to move.

Thank you, Mr. Mayor. And, they can't say you unfair 'cause you gave most of 'em ten minutes in the middle of three-minute zone. So, I stand in support of this Council and anybody, they may come after later, if you need my help, Pastor Gary Hunter, 7, 4, 7, 6, 4, I mean, 646-4747 because this is the kind of crowd that interrupts maybe your district and your district, and I wanna stand publicly and say I want to support you if you vote for this because you're thinking about the general public as opposed to selective people that don't understand the future. As a matter of fact, they – don't know if they can become disciplined, I mean disabled tomorrow and need it.

MAYOR GOODMAN

Thank you. This would be against the project.

INGEBORG LEVY

Hello. How are you? My name is Ingeborg Levy, and I live on 24, 2445 South Tenaya Way. Las Vegas has acres and acres of commercial property for sale, so I cannot believe what is the big deal that everybody is fighting (sic) wanna put a commercial piece of property in a well established area of people (sic) built homes over there. If you build a home, this is the most expensive thing what you do in your life, and people pick out the area where they wanna spend their money and build a house. And I think it's not very nice if you change the zoning and the

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people spent all that money. What for? To look on a commercial building or on a factory? I don't think so. Thank you.

MAYOR GOODMAN

Thank you. For the project.

MARIE BROWN

Good after, for the project. Good afternoon, Mayor and Councilmen. My name is Marie Brown, 453 North 11th Street. And I think that the Social Security workers should be commended for their job and their effort because I work with seniors and with the Housing Authority with seniors and I volunteer my time. I've seen more of our seniors that go in for their appointments with the Social Security office and they go like early mornings and they have to stand in line. With this project they would get more room. They would be able to go and sit down. Social Security office only accommodates about 10 or 12 chairs. Sure they have to go before 7:00 o'clock in the morning. If they did get an appointment, they call back, they lose their time if they even go out to the restroom, so this project if very well needed, and it's very accessible to the bus area for the seniors and for the disableds (sic). And if you haven't been a senior or a disabled, you never know what you're going through. I personally have to stand in line. I go through that every day. And thank you.

MAYOR GOODMAN

Thank you. All right, against the project.

JORINA GARETTO

Thank you. My name is Jorina Garetto and I live at 1500 Ten Palms Court and I just have a couple of questions regarding the project. I've heard it said that it's a good project and I'm not going to argue with that. My questions are what will happen to this building when Social Security outgrows it, as it has its current location? Who will the new tenants be? I've watched City Council meetings and I've heard you say that you're not going to determine once it's an

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office space who the tenant is that's going to take over this building. It'll be something that I think will happen in near future with the growth of Las Vegas. What will happen to the property south of this building? Who will build homes on this now? We will have more – office buildings, more traffic and I – think it's something that we don't want right now in that area.

My other question is, I've seen you on TV again stating that you are revitalizing certain areas where previous City Councils have let this come into neighborhoods and now, and you stated that you didn't want the next or ten years from now the City Council looking back and saying what were you thinking. Thank you.

MAYOR GOODMAN

Thank you. All right, for the project.

LOUIE OVERSTREET

Mr. Mayor, members of Council, good evening. My name is Louie Overstreet. I live at 3120 Blue Monico Road, basically at the corner of Buffalo and (inaudible). I'm here in my capacity as Senior Executive Director of Urban Chamber of Commerce based on three factors, two with the organization, one personal.

The Urban Chamber of Commerce promotes all reasonable and planned development. This project sets and qualifies for that. We think that's necessary for a vibrant economy to remain in our City of Las Vegas.

Two, I'm very disappointed in the (inaudible) and aesthetic kind of nature, the tone of the testimony in opposition of this project. I've not heard such venomous conduct opposition and language to a project since I was a young engineer in Cleveland, Ohio in the late 1960. I was of the hope and with the (inaudible) 35 years, we as an American society would be more progressive in our outlook and more tolerant of our attitudes about people from different cultural groups.

And third, it's an unfortunate factor, if you look at me, if I look just a little bit longer, I'll be benefiting from these services of the Social Security Administration, is right down the street, it's convenient. I urge your support for this project and thank you for listening.

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MAYOR GOODMAN

All right. Thank you. I – have to say for the record, I didn't hear any comments today, which would suggest some kind of prejudice about the people who would be using it.

LOUIE OVERSTREET

I suggest that you read the transcript from the hearing from the Commission.

MAYOR GOODMAN

Oh, I – read it.

LOUIE OVERSTREET

It's very bad.

MAYOR GOODMAN

I – read that and I haven't heard that today, though.

LOUIE OVERSTREET

Oh, I haven't heard that today. No, I was talking about the day in opposition to it. Certainly, we, as a society we respect differences and have tolerance, but I just surprised, you know.

MAYOR GOODMAN

Oh, it was reprehensible what took place before the gaming, the Planning Commission. Reprehensible.

LOUIE OVERSTREET

Thank you.

MAYOR GOODMAN

Yes, Sir.

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DAVID BERSTRUM

Good evening, Mayor and Council. David Berstrum, 2211 South Tenaya. I think if we just cut through all this smoke and mirrors and get right to the point, it's very simple. I don't think anybody in this neighborhood is opposed to Social Security. It's very simple. It comes down to money. Everybody knows that it's much cheaper to take a piece of residential property and rezone it, when this project belongs around the corner on a major thoroughfare of Sahara and Charleston, something like that, which would obviously cost them a little much more, a little more money and which means he's going to make a little less money. But we certainly shouldn't put in the neighborhood and have this thing at the expense of the neighbors put a few more dollars in his pocket. And that's really what it's all about. Thank you.

MAYOR GOODMAN

All right. For the project. Folks, please, please.

CAROLINE NICHOLS

For – the project. My name is Caroline Nichols. I live at 2525 West Washington. I've been in this town for 45 years and when I first moved in here and I wanted to change my Social Security, I had to call this telephone number and I was on the phone for about six hours to, just to change my card. The thing is, I can take a bus from where I live up to the Social Security Office way faster than I could on the telephone, and we sure need it. And I'm senior and I think we really needed because when you want some information at least you can get some information from the Social Security. Thank you very much.

MAYOR GOODMAN

Thank you. All right. This will be against the project.

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TOM RICHNER

Yes. Thank you, Council. My name is Tom Richner. I live at 38, sorry, 3718 Richard Allen Court, which is outside of this area, however, I was very dismayed last week after I made an offer on a house that's inside this yellow circle, which I would be interested to know what the yellow circle is about. So, I have an offer on the table and it's not a threat, I just, I bought, I made an offer and it's here based on residential. If this gets approved I will take my offer off the table. Number two. Zoning needs to be followed. I know that, Mayor, you are trying to get redevelopment or get redevelopment downtown, get investment. It would be nice to have people make investment in this area. I doubt they'll do it with a Social Security Office in this area. Speaking of residential values, a lot of people said what they're going to do with this land, no residential will be there. As one gentleman said, they started to invest. The other thing, residential property has gone up three to four times in the last six months, as I have seen in looking for myself. So, I would think that developers are probably finding a surprised area very soon.

In closing, I don't believe anyone is against the Social Security Office. Just not in a residential area. Thank you.

MAYOR GOODMAN

Thank you. For the project.

RAYMOND BUTLER

For the project. My name is Raymond Butler. I live at 2525 West Washington Avenue. I'm 65 years old. I do have an account to talk to the Social Security once in a while, and to speak for myself and the other hundred people who live in the same building that I do, I'm for the project. Thank you.

MAYOR GOODMAN

All right, against the project.

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ZEL MESSICK

My name is Zel Messick. I live at 1831 Pablo Court, which is southeast of the proposed project. I just want to say that I'm against the project and, especially in a residential area. I, I'm for the Social Security Office to be built, but be built in a commercially zoned area somewhere along the Sahara, which was voted as a second – proposed site on a site map. Thank you very much.

MAYOR GOODMAN

Thank you. Anybody for? All right. Against. Against, yes.

KAREN GLASIK

My name is Karen Glasik. I live at 1401 Marbella Ridge Court. I am the closest homeowner to this project. I do not feel, and I am disabled, I do not feel that this is the appropriate space because it is not zoned properly. It is a residential area and it should be put in a proper commercial property. Thank you.

MAYOR GOODMAN

Okay. Anybody want to speak for the project? All right. Against.

STEVEN "CAPTAIN TRUTH" DEMPSEY

Steven "Captain Truth" Dempsey. I've got admit I went back and forth as I listened to this, but I, the most economical spot didn't – carry much weight. But when I heard the gentleman talk about the prime commercial area needed under the – Social Security specifications or the GSA specifications, I mean it's obvious it's not. I think it's negligent or irresponsible to come here to expect you to vote on something like this without at least two or three potential locations. That's the way I'd put together a project like that. If you don't like this one, then here's another one, here's another one. I think that --, you all should possibly consider setting a precedent and tabling this for a month and say, get back here with some other potential locations, 'cause this one just does not meet the specifications. Thank you.

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MAYOR GOODMAN

Okay. Anybody for the project.

ANDRES RAMIREZ

Good evening, Honorable Mayor, members of the City Council. My name's Andres Ramirez. I'm at four thousand and one China Cloud Drive. I wanted to come and speak for the project today. I've been listening to the debate and following it over the past several months as its been engulfing, and, you know, several members came today and said they were gonna provide alternatives as to what other better places to put it in. But I have yet to see any concrete proposal that would substitute what's been proposed in the area. Now, everyone agrees that the current system isn't working; the current building does not work. It does not suffice, and it does not service adequately the needs of this community. And the community of the Las Vegas needs a new Social Security Administration building to function properly.

Now, residents are always gonna complain about not in my backyard, and no one's always gonna wanna make sacrifices for things. They're always gonna have some sort of resistance. But we have to look at what's best for the community overall and what we have on the table. And we have a good proposal that's gonna help the community, provides a decent solution. It is not inconsistent with many of the policies that have been practiced before regarding zoning changes and policy development. So, I ask you to consider development and support it as a benefit to the entire community.

MAYOR GOODMAN

Thank you. Against.

ROBERT WELLS

My name is Robert Wells. I live at 8109 Meantmore Avenue. There's no question that there's a need for a Social Security building on our side of town. There's no question that the GSA had various properties to choose from for this project. The reason Mr. Molasky chose this property is because it was probably the cheapest one he could get. The reason the GSA probably chose this

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in spite of people here saying it didn't meet the guidelines is probably because in their view it was the cheapest site they could get. That doesn't mean that it's right for the community. And the only reason it will be the cheapest site is if you agree to rezone it. It does not need to be rezoned in order to allow this. Right now the zoning doesn't permit it, which is why we're here. Thank you.

MAYOR GOODMAN

Okay. Anybody wanna speak for the project? Against the project? All right, seeing none, hearing none, I'll close the public hearing. And, Mr. Fiorentino, why don't you use, how much time do you need do you think?

MARK FIORENTINO

Your Honor, I would guess no more than five minutes if you –

MAYOR GOODMAN

Seven minutes on the clock.

MARK FIORENTINO

Can I get rid of this before the clock starts?

Try to take this in order, Your Honor, keeping in mind the seven minutes. The first that you will have to –

MAYOR GOODMAN

(inaudible) you don't have to use them.

MARK FIORENTINO

Understood. The first was the comment that if you're an employee, you will have to make a U-turn to utilize this facility. False. You could turn left on Del Rey, enter into this driveway on the

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project, go through this secure gate here, which is what we would expect ordinary people to do, but expect your traffic engineers to require.

The second is terrorist concerns. Let me – tell you something. I think September 11th of a couple years ago taught us all a very unfortunate lesson about America, that there are evil people in this world. I should have said about the world. There are evil people in this world and no matter how hard we try or what we do we're not gonna prevent evil people from doing evil things.

But I'm not sure exactly what the residents are suggesting to you. There is no place that I could put a building where it would be appropriate to bomb it. You're not clearly su, clearly they are not suggesting this would be okay if we moved it half a mile south on Sahara, because half a mile south on Sahara there are houses in the same proximity as there are here. There's no place I could put a building where it would be appropriate to attack it. Mr. Molasky did tell me, however, if you wish, he will agree to secure the parking lot when the building is not open. It's not currently designed that way, but he can secure the entire parking lot to address the concern that when you're not there at night and there are people in the building it becomes a – more prime terrorist target. He will secure the parking lot if that's what you want him to do.

Next, with the respect to the people waiting outside, someone made the point, I think it's a good one that we would expect at this particular facility you'll have fewer people waiting outside. That's kinda almost the whole point, because the building is designed different to give people more room to be inside. Now, I won't promise you that people won't get there and won't wait outside. But what's important is we designed this in a manner so that if, in fact, people are waiting outside the building and you live in this neighborhood, you can't see them. You can't see them unless you're in your car on Buffalo. There's a wall to the west. Sorry. There's a wall to the east. There's a wall to the north. And we've provided a wall where we're gonna blockade an eight foot decorative block wall along Del Rey. You won't be able to see these poor people waiting outside, if for some reason it does occur and it bothers you, unless you're sitting on your car.

The next, we did meet the GSA requirements. We have a signed lease with the GSA. Clearly, Mr. Molasky's not gonna bring you a project that doesn't meet the GSA requirements. The people made a mistake. The GSA requirements do not allow public parking within 50 feet of the

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building. If you have security access to get behind the gate because you're an employee, you can be within 50 feet. This meets that requirement.

The other requirement, I didn't see the website. I take the neighbors' word that it – says they should be located in prime commercial areas. They didn't tell you the second half of the story. It also needs to be located in an area where it's convenient and where the population centers can get to it. No one would seriously suggest to you, because I think the federal government has recognized the same thing that you've recognized. With the growth in this city, no one would seriously say, we only need one and put it downtown, and whether you live in Summerlin or Henderson or North Las Vegas or the South County you could drive downtown. That's not good for anybody in the community. It has to meet both criteria. It has to be a place where it's appropriate to put commercial, and where's there's support commercial for the people who would use the building and at the same time service people who live nearby who would use it.

The S, the Social Security lease on what will happen if they go away; it's ten years with two 10-year renewals. So, there is, there should be no reasonable hope that at least for the next ten years it's gonna be anything other than, and let's say it did. Again, we're talking about a person who's been developing for 50 years in this town. You know where to find him. If for some reason the Social Security decides to pack up and go away, he's not gonna put you in a position where, to ask you to support a project where he put in tenants that would harm somebody's neighbor.

The second proposed site that people have talked about is on Sahara, about a half a mile south of here. It's almost identical situation, except it's on Sahara instead of Buffalo. There are houses immediately, in the immediate vicinity north of Via Olivera (sic) in the defined neighborhood we're talking about today. That was the second chosen site if this site falls through. I think it is a little bit unfair to say that there's no doubt that the cost of the developing the property is some factor in choosing this site, both for Mr. Molasky and the federal government. But I think it's unfair to characterize that as pure profiteering by Mr. Molasky. This is a community who, that the people who use the facility and every one of us who pay taxes are gonna share that burden. It's in all of our best interest, as long as we are not negatively impacting someone's home, or – doing something like that, to make sure we do the building as cost efficiently as we can.

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Finally, with respect to the whole traffic issue, your traffic engineers are here. If you have questions about whether the traffic is gonna be more or less on Buffalo, whether it's gonna be widened or not, ask your traffic engineers. But I'll suggest to you even the, Ms. Stone, who talked about traffic, kinda supported my point that I think someday you're gonna have to widen Buffalo, 'cause it's wider north and wider south. The funnel effect is gonna require you to widen Buffalo at some point. Again, just by prediction. I'm not the traffic engineer.

You have to weigh everything that you've heard today. You have to weigh your staff. You have to weigh the people who support it. You have to weigh the people who are against it. You have to look at the way we designed it. And you have to in your heart say, am I gonna harm somebody if I approve this project. You also all have to weigh the interest of the people who will use the facility. And it's not an easy job. These are never easy jobs. But we submit to you that we've done the very best we can to address addressable concerns with buffers, landscaping, walls, closing streets. And we hope that you'll make a wise decision and we'll be willing to live up to whatever you do.

MAYOR GOODMAN

Thank you very much. Any questions of Mr. Fiorentino?

COUNCILMAN BROWN

Your Honor –

MAYOR GOODMAN

All right, Councilman.

COUNCILMAN BROWN

– I'll start. This – initial set of questions is more to clarify because there are some issues that I – think we've heard both sides of. Back to the GSA, just explain to me so I understand the process from Mr. Molasky's application for this federal project and the selection proce, project as far as the area. Does he purchase the land, and then lease it back? Does the government own the

buildings? Take me through that, because two or three of the speakers specifically said it doesn't meet criteria.

MARK FIORENTINO

The process, as I understand it, is follows (sic): The GSA sends out notice to everybody that they're looking for a new facility and they – set parameters. There's certain criteria it has to meet and there're certain geographic boundaries it has to be in. You have to meet those criteria. Mr. Molasky will purchase this property and lease it back to the government. It is a signed lease. Now, it's a signed lease that can be voided, obviously, if you don't approve the appropriate land use. But he has a signed lease. The federal government is not gonna sign a lease in which we didn't meet their requirements.

COUNCILMAN BROWN

Okay. And the lease, one of the speakers brought up an excellent point, as far as the lease itself, is it locked in? Is it guaranteed that the Social Security function will be at this site in this building for a minimum amount of time?

MARK FIORENTINO

It's a ten-year term, yes. Yes. It's a ten-year term. The Social Security Administration is gonna use this building for a minimum of ten years.

COUNCILMAN BROWN

Are there any options to renew?

MARK FIORENTINO

As I understand, there are two. Are they five- or ten-year options? There are two 10-year options to renew.

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COUNCILMAN BROWN

Okay. And the number of employees, if you have this information, the number of employees that would work at this facility?

MARK FIORENTINO

Someone has that. Suzanne? Approximately 85.

COUNCILMAN BROWN

And then do we have a, an estimated customer number? A daily average or a sense of what this building, someone mentioned –

MARK FIORENTINO

Seven to eight hundred. Three hundred, a day.

COUNCILMAN BROWN

I – think it was Mr. Fair that, his number was a little bit higher, but about 300 per day. And then the security, the existing security under the GSA parameters, the guard has to be onsite when the building is open?

MARK FIORENTINO

I believe that is true.

COUNCILMAN BROWN

And, for later I will ask the traffic question, because everybody, a lot of people talked about traffic but I didn't know if it was good or bad, the traffic was increasing or decreasing or left turns or right turns out. So, I'm – not even sure, from the traffic standpoint, whether that was good or bad, but I'll talk to you at my second tier (inaudible) questioning. So, that, that's good for now, Your Honor. Thank you.

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MAYOR GOODMAN

All right. Thank you. Well, one thing you said that confuses me, Mr. Fiorentino, and that is there's another site on Sahara that is a backup site for this project, or would it be another developer other than Mr. Molasky who would get that site?

MARK FIORENTINO

No. Mr. Molasky does not control any other sites in the defined area. It is my understanding that the second developer in line the site is on Sahara.

MAYOR GOODMAN

I see. Okay. Thank you.

COUNCILWOMAN MONCRIEF

Excuse me, Your Honor. I have a question that if we vote this down today, would Mr. Molasky lose his bid, or can he select another site?

MARK FIORENTINO

Don't know. My belief is he would lose the bid. My belief is accurate. He would lose the bid.

MAYOR GOODMAN

Any other questions of Mr. Fiorentino? Councilwoman.

COUNCILWOMAN McDONALD

I think not so much a question, but just a comment just to give context as it relates to the, you know, GSA 'cause the City Council through the years has dealt with zoning matters as it relates to other federal office buildings. And I just, you know, share for illustration that when we approved the FBI site on Lake Mead Boulevard, the closest use to it is West Middle School. To the north is single-family residential. When we approved the Veterans hospital, even though it's now been, you know, abandoned, 'cause of controversy, you know, you have Bonanza Village to

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the north, other single-family uses. And, so, neither – one of those examples were they in highly commercial areas, but this very City Council approved those agreements with the GSA.

MAYOR GOODMAN

I –

COUNCILWOMAN McDONALD

In those settings.

MAYOR GOODMAN

I think one of the distinctions there, though, and it was brought out by Mayor Pro Tem Reese in the beginning, is that there wasn't the type of community opposition on those projects, to our recollection.

COUNCILWOMAN McDONALD

I guess my comment goes to the fact that, you know, as far as, you know, threats. You know, when, are children at West Middle School less valued by this City Council?

MAYOR GOODMAN

I would sure hope not. Councilman Mack.

COUNCILMAN MACK

Thank you, Your Honor. I just have a quick question and a comment. Mr. Fiorentino, in relation to the CAT RTC bus route, what is the closest bus stop to this site, do we know?

MARK FIORENTINO

Ms. Lazovich is gonna come up and tell me, 'cause that was in your backup, but I said, take that out. You're wasting paper. No one's gonna ask me where the bus stop is.

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JENNIFER LAZOVICH

Jennifer Lazovich, 3800 Howard Hughes Parkway. Thank you for asking that question. The bus stop is on Charleston and, it's actually on Charleston on the south side of Charleston, right off the corner of Buffalo. And there is a – line that runs west on Charleston on the north side, kind of where the Water District property is. If you're looking at an aerial, you can see it kind of at the top. So, it's basically right on the corner of Charleston and Buffalo.

COUNCILMAN MACK

Thank you. And, one thing that I maybe heard in a dialogue is that – GSA is looking at three sites in the Valley total, including this, or one in this particular area, one in North Las Vegas, and one in Henderson?

MARK FIORENTINO

That is what I was told their current plans is. Yes.

COUNCILMAN MACK

Well, I would just say that, you know, I border North Las Vegas on Decatur and I have some sites available as well, and I'd like to look at for a North Las Vegas site to have a – buffering like this for Decatur boundaries in my ward. Thank you.

MARK FIORENTINO

Thank you.

MAYOR GOODMAN

I don't wanna ask Mr. Molasky a question that might be detrimental for him to answer, but I'm gonna ask it anyhow. Is he able to tell me who the tenant will be in the IRS building that's presently being occupated (sic) up on Oakey and Decatur when you build your new IRS building downtown?

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IRWIN MOLASKY

No. I do not know that information. Sorry.

MAYOR GOODMAN

Okay.

IRWIN MOLASKY

I would share it with you if I knew.

MAYOR GOODMAN

I know you would. Because that's a great concern to me, what's gonna happen to that, the old building. The worst thing that this Council faces is empty boxes, and I'm – very concerned about what's gonna happen. It's not, that's not your problem, of course, but we have a – existing –

IRWIN MOLASKY

Well, it's a, it is a community problem. I understand, and I'm sensitive to it.

MAYOR GOODMAN

It's a community problem. We have a problem with it –

IRWIN MOLASKY

-- and I would hope and think that the owner of that property, once they lose the tenant, is going to do some restoration. There's a lot of problems in that building. Air problems and they have to, parking problems. And they're gonna probably have to retenant and spend a lot of money to do it, and that's what they should do. That's what I would do.

MAYOR GOODMAN

Thank you. I appreciate that. All right, any other comments or questions? Okay. Councilwoman.

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COUNCILWOMAN MONCRIEF

First of all, I'd like to start off by saying I thank Ward One citizens for coming out and participating today. I really appreciate the turnout that we had, trying to preserve our neighborhood. Second of all, I'd like for the public to see the amount of petitions that we've had on this site. We had to make an extra book just for the Council to have, and these are both sided too. It's not one sided on this book. It's the first time I've ever seen a book like this.

The people in this area of Ward One invested their lives into building their homes in this area of my ward, with a promise virtually written in stone, which we call the master planned, that his area would stay residential. Margo, could you put the picture up of the –

MARGO WHEELER

I'm sorry. Here we go.

COUNCILWOMAN MONCRIEF

The color-coding you can't see very well, but in this master plan of our City commercial zoning was planned. It was only in major intersections and thoroughways (sic). Everything around the selected site is zoned residential. This is obviously spot zoning. And, as quoted by Councilman Reese August 15th, 2001, in the Council meeting, he said that Sahara is what we decided to do for the office for commercial use. And this here, as far as I was always been concerned, is going to be residential use and if we change this, this will be spot zoning. It looks like blue and it looks like yellow, but all the areas that are blue and yellow are all zoned residential. The only areas that are zoned commercial is on Charleston.

Yesterday I decided to review our City's mission statement. Two things that I remember specifically is, number one, develop and support neighborhood integrity and livability. Number two, maintain the master planning approach as growth happens. For eight years and three attempts this project has been rightfully denied by the members of this Council. It's very perplexing to me, as a new Councilmember, and I would like to know from each one of these Councilmembers, if, in fact, they decide to change their vote, I would like an explanation, and I know the constituents of Ward One would like an explanation too. So explain to me why.

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We are not denying Mr. Molasky a Social Security building. I have numerous areas on West Sahara, West Charleston that would be very suitable for a Social Security building. I mean, I would help him unbelievably to try to find an area in my ward to have this Social Security building. Initially, when I met with him when I said before, he told me he had two other sites located, but this area was the cheapest. We have had developers today show a future of single homes and town homes, and yesterday even I met with a developer that wanted to develop this south area right – beside it and they're ready to build.

I read an article in the Las Vegas Review Journal yesterday by Michael Squires, and I would like to read this on the record. This is a big symbolic vote. It tells residents how local government feel about neighborhoods. In the old days it would have been a slam-dunk. It will be a test to see if we've gone beyond the good-old-boy system. Previous opposition to this has ranged from August 15th, excuse me, as we oppose this, as a Council, March 20th, 1996, September 23rd, 1998, August 15th, 2001. We, the Council have opposed this, and we've always stood for the constituents, and why would we change now? We the Council should never forget that we are elected officials, each one of us, to represent the people of our ward. This is my ward and I represent all of you. The overwhelming majority of this whole area has spoken in this area and this time. And I think it's time that we all listen. This is my ward, and I represent it, and I hope that the Councilmembers remember that. With that, I would like to make a **motion for denial**.

MAYOR GOODMAN

All right. Before we vote on that, is there any expression on the part of any of the Councilmembers?

COUNCILMAN REESE

Yes, Your Honor.

MAYOR GOODMAN

Yes, Councilman Reese.

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COUNCILMAN REESE

I probably made that statement, and it's probably on record, and I'm not gonna back away from it. I have many, many times reiterated that I am a neighborhood advocate. I have tried to make sure that any zoning in my ward was brought before the neighbors. I've created neighborhood associations, for this is the same – exact dialogue that we're having here today. And I look out in the audience; I see many, many little stickers. So, I would say that probably 95% of the people in here are opposed to this project. As a neighborhood advocate, I have to, again, say it may be a great project. It may be one of those projects that we have to have in the City of Las Vegas. I would certainly support a Social Security building. I am of that age where I need to apply for Social Security. I have a mother that has had, I have had to take her to the Social Security building once, and I was part of standing in line and wheeling my mother up so that she could partake. There is a need. I'm saying there isn't. Again, I will, as neighborhood advocate, support the motion.

MAYOR GOODMAN

All right, would anyone else like to be heard before the vote?

COUNCILMAN MACK

Your Honor?

MAYOR GOODMAN

Councilman Mack.

COUNCILMAN MACK

I think, to address the Councilwoman's concerns, I, I don't supp, I do support seeing this use going to the neighborhood. And I've had these tough neighborhood issues in my ward where I've had to look at many people out in the audience and vote against 'em, because I believed that it was the right decision. I had to do it with the – Gilcrease Orchards and the high school this year and we had hundreds of people in the audience that were opposed to it, but I thought it was for

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the good of the community. And, hopefully, maybe when I'm long gone they'll thank me for it. I believe this is an appropriate transitional use and a buffer to the residents, and I think long after I'm gone you'll agree. I think that it'll have no weekend use or no nighttime use is a big win for the community. I believe the federal government placing some of the conditions since 9-11 with the setbacks and the buffering is a big win for the community, so I'll be following staff's recommendation for approval.

MAYOR GOODMAN

All right. Councilwoman.

COUNCILWOMAN McDONALD

Well, thank you, Your Honor. I think since it was brought up, you know, in reference to Michael Squires' article, you know, I took tremendous offense by some of the underlying implications and innuendo that was written about that. I can tell you that in my last election I ran for Congress. Mr. Molasky did not support me in that election. He supported my opponent. It has noting to do with whether he's contributed money to me in the past or has. I can tell you that there have been developers, Peccole Nevada was probably one of the biggest contributors in my City Council race. I would say through the years I've probably received somewhere in the neighborhood of $50,000 from their various corporations in support of my various campaigns. But I can tell you that when they proposed the Sahara and Hualapai Super Wal-Mart, despite that, it was denied. And so it's very easy to brush people and create stereotypes and perpetuate stereotypes, and I've spent all of my life breaking stereotypes, whether it be of women, of blacks, or of politicians. And so, I just took great offense to that reference that Mr. Molasky's $5,000 and a million five that has been raised by me in various elections somehow is gonna influence my objectivity in this matter.

But I can tell you that looking at some of the other federal GSA projects that we've looked at, there've been, and I go back to the FBI site that we approved and the veteran hospital sites (inaudible) I don't know what the GSA's website has said, but I know that in this very town and on this very Council we have approved federal office buildings in residential settings. And, also,

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I know that even throughout, since we had the last denial on this site, there have been other very similar requests that have come before the City. You know, I drove yesterday, as I was driving to the Coffee Cove, I drove down Rancho, you know abutting the Mayor's own neighborhood. You know, there was a site that had residential zoning that the request came forward, and the zoning request was identical to what is before us today, and that project is under construction. I know in my own ward that I've had to make similar change of zoning at Buffalo, north of Washington, where I approved a – site that was residential and today changed the zoning so that an assisted living facility could be built.

And so, I think, every application has to go through the course and people can vote it up and vote it down, but I think that the applicant has the right to at least ask the question of the City Council.

MAYOR GOODMAN

Thank you. Councilman Weekly.

COUNCILMAN WEEKLY

Thank you, Your Honor. In listening to this particular project here, I also had an opportunity to recently meet with some of the neighbors from this area. And, I was just in the neighborhood a few nights ago taking my children over to Opportunity Village, and I must say that this is a – very beautiful neighborhood, a very well kept neighborhood, and I do appreciate the – overwhelming response and support that's here today. I mean, and, just listening to the Councilwoman and what she had to say here, she is very passionate, and I can respect and appreciate that because I too am a proponent when it comes to neighborhood issues. But when looking at this item here, I'm one of those ones; Councilwoman, you referred to two GSA projects. These two projects that you were referring to are literally in my backyard. I am in the process now of talking to the folks of – a GSA project. This FBI building that I did not ask for, we did not ask for in our neighborhood, but we're getting a two-story, two- to three-story building in our backyard, and, so, I know, you know what it's like.

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At any rate, though, in looking at this project here, and going through the neighborhood, I think that this is about what's best for, in my opinion, the entire population and the entire city, and, so, I am going to support this – project, today. And that's gonna be my motion.

MAYOR GOODMAN

Councilman, do you wanna be heard?

COUNCILMAN BROWN

Yes, I do. Thank you, Your Honor. First off, I appreciate not only the chance to meet with the neighborhood, but, understanding what transpired at Planning Commission, I certainly respect the – whole dialogue and the tenor of what – has occurred tonight. And, for full disclosure, my only relationship in this application, or my closest relationship is probably a neighbor that is second closest to the proposed site. I think the family's home sits on – a lot and a half in the More Bell (sic) Ridge cul-de-sac. And a lot of the things I've listened to today and ultimately the decision that – I'll vote on, I tried to put in perspective if I was viewing the application through this family's eyes. I chose not to speak to the family; I think that would have influenced me. I certainly can remain objective without talking to them.

But one of the things that I heard today as far as the integrity of the neighborhood, protecting the neighborhood, it's not just this neighborhood, it's throughout each and every ward we have. The toughest zoning decisions, the toughest general plan amendment applications are the one that, the ones that usually fall, A, on an infill piece, and, B, on an infill piece like we're looking at today on a relatively well traveled road regardless of traffic numbers. And in that gray area as far as proximity to commercial, higher density, and million-dollar homes. As Councilwoman pointed out, that is the exact reason we have staff, we have our zoning codes, and – a host of other things. I don't appreciate the fact that the property south of this is the one that is being referenced as former quotes, denials of the planning, the Planning Commission and the Council, spot zoning. I feel very strongly, and I talked to the City Attorney about this, I needed to know that that site to the south and this site before us today are completely different. And they are. I don't believe this is spot zoning at all.

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So, when, and I can speak certainly for my ward, which has a lot of infill applications right now, from very large-lot homes right up to commercial and office buildings, and one of the things we look for is that buffer. Some people feel that multi-family's a good buffer, some people feel that mini-storage is a good buffer, some people feel that office complexes are a good buffer. That is – the discretion of usually of individual neighbors or neighborhood associations.

But what I've seen in the past that if someone was to propose a single-story office building with hours from 9:00 to 4:00, five days a week, closed on holidays, with appropriate setbacks, buffering, blocking off a residential street, in most cases that would be viewed as a positive. I kept hearing the impacts, and this is what was frustrating today. I kept hearing the impacts of this building, but I didn't hear the specifics. I saw people, I heard people waiting in line before the hours of operation, the potential lack of security, the potential terrorism. I mean, those – are things that I needed to hear specifically. Is it the type of person waiting in line? Is it the lack of security? I think the terrorism – issue is in itself serious because it doesn't matter where we're gonna put these type buildings or any type buildings in Las Vegas.

So, I was looking at the adverse impact and, in talking to the neighborhood yesterday, I thought one of the most important points that were made was made towards the end by one of the speakers, and I think his name, the ninth speaker, Larry, if I got that name wrong. He talked about the precedent. My evaluation of this project has really focused in on what type of precedent it would send, or set for this whole corridor, certainly, between Oakey and – Charleston. And, that's the one that I asked legal counsel on. I talked to staff. I checked the background, their justifications. Mr. Fiorentino's Tab No. 7 is talking about what our code specifically spells out. And, I don't think it's said, it's certainly, from my perspective, not spot zoning. And, if anything, this application on this site, with these conditions I think is a good precedent for this acreage. I really – think it's a quality project by a quality developer, and, as an overall picture, what this neighborhood has accomplished, this association, these parameters, the boundaries, you've created a master-planned community. And within the best master-planned communities, and I speak, because I represent a good portion of Summerlin, Desert Shores, Sun City, and in all of these master-planned communities a single-story office is not a bad thing, higher-density residential is not a bad thing, proximity to a hundred-foot right-of-way is not a bad thing. And I

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can cite examples right across the City that are almost identical to what's before us today. The problem with those type master-planned communities is when – we start clustering, when we truly start spot zoning that opens up corridors to a – whole different venue of development. I don't think that's the case here. I think we have the ability to condition this, to put some restrictions, the setbacks, and some of the other things that have been raised, and some of the questions that were left unanswered certainly can be answered. But I think overall, and, from a master planning perspective, I think it's a good project, and I'll be supporting it.

MAYOR GOODMAN

All right, well, I guess, I've let my colleagues speak. When I came to City Hall, folks, I was told all you had to do was in those days count to three because there were five on the Council. Now, the adage is all you have to do is count to four. And, from what I've heard, this project has four of the Councilpersons declaring themselves in support of the project, so, it would be the easy way for me to preserve my friendship with my good friend Erwin Molasky to just throw in and say I'm gonna join them. But I – can't do that. I said, I made a promise to myself that I was gonna keep an open mind, and I've kept my open mind. I listened to the folks yesterday. I listened to Mr. Molasky this morning. I listened to both sides this afternoon and this evening, and I'm happy for Erwin because he is a good guy and a heck of a developer. But I think the wrong decision is being made here. I believe that there's no need for a buffer at this point. I believe that this should be a residential corridor. There have been representations that residential was being planned here. I don't think you need a – buffer until you need a buffer, and there's been no showing, to me, that an office building along that corridor, in this particular neighborhood, which is completely residential at this time, is in the best interest of the community.

The thing that I'm very fearful of is the fact that, when the office building goes there, the property to the south will then also become office buildings, 'cause I don't think anybody's gonna build homes once there's an office building there. And, I think, we defeat our purpose in protecting the residential neighborhood, and this Council has always stood for the proposition that we care about the residential neighborhoods. We put ourselves at risk politically in opposing Carl Icon at the Stratosphere on the project that he wanted. And, I think that Councilman Reese

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was virtually threatened at that point in time that if he didn't support the project and vote against the residents who believed the residential neighborhood should be maintained and not allow encroachments of commercial or quality-of-life issues to obfuscate the – good quality of life in the residences, that they would finance, campaign against him.

But I don't, I can't let those things stand in our way. I think that, I draw distinction between what happened down the street from me. There was a gas station at the corner of Rancho and Charleston, there was a piece of property there, and residences were to the south of it, all the way down, and nobody was going to build another residence next to the gas station; that was clear. And we worked a concession with the developer to put in a very pleasing office complex there, but we're protecting the rest of Rancho all the way down to Sahara, even though there will be efforts to put in commercial and gas stations and the like. And I can't do to this neighborhood what I wouldn't do to my own neighborhood. So, I'm going to vote in support of the Councilwoman's motion to deny.

So, with that, we'll vote.

COUNCILWOMAN MONCRIEF

One more thing, Your Honor. I'm gonna ask the Council to think one more time just what the Mayor said. He said that if you let this project go, who will build homes south of that? So, there's a whole corridor that's gonna go commercial if we allow this. Because who will build homes? Would you want to live, would you wanna be the houses directly behind this if this all goes commercial? Please, consider this. I make the motion for denial.

MAYOR GOODMAN

All right. All, please vote. Post. Motion –

COUNCILMAN BROWN

What was the, clarify that?

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MAYOR GOODMAN

Let's see. Your motion is for denial; correct?

COUNCILWOMAN MONCRIEF

Right.

COUNCILMAN BROWN

Okay. I apologize.

MAYOR GOODMAN

So, we're –, if you vote yes, you're supporting denial; if you vote no, you're su, you're saying that you approve of the project. All right.

COUNCILMAN BROWN

(inaudible) Your Honor, I apologize 'cause I asked for reconsideration. Did we post that?

MAYOR GOODMAN

All right. No, I did not post it. All right, so let's revote.

CITY CLERK RONEMUS

I'll do a reset.

MAYOR GOODMAN

All right – Please vote. Post.

CITY CLERK RONEMUS

Councilwoman Moncrief, your vote did not register yet.

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MAYOR GOODMAN

All right, motion fails. **(Motion failed with Goodman, Reese, and Moncrief voting YES and Brown, L.B. McDonald, Mack, and Weekly voting NO.)** Can I have another motion, please, Councilman Mack?

COUNCILMAN MACK

Your Honor, I make **a motion for approval.**

MAYOR GOODMAN

All right, please vote. Please vote. Post.

COUNCILMAN BROWN

You may want to caution some of the people to stay 'cause we still have to do –

MAYOR GOODMAN

Yeah, folks, we're not through. We have two other items that could very well affect this project.

CITY CLERK RONEMUS

Your vote did not register yet. Councilwoman Moncrief, your vote did not register yet.

UNIDENTIFIED MALE SPEAKER

(inaudible)

COUNCILMAN REESE

Councilwoman.

MAYOR GOODMAN

Councilwoman, your vote did not register. All right. All right, post.

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CITY CLERK RONEMUS

Okay.

COUNCILWOMAN MONCRIEF

Oh, wait, wait, wait, wait, wait. What was the motion? I'm sorry.

MAYOR GOODMAN

The motion was to approve the project.

CITY CLERK RONEMUS

Okay.

MAYOR GOODMAN

All right, please vote. All right, motion carries. **(Motion carried with Goodman, Reese, and Moncrief voting No.)**

All right, we'll go onto items 151 and 152, 153. Item 151 is a, ZON-3176, PH SSA, Limited Liability Company on behalf of William L. Cullings, the Schneider Family Trust. Request for a rezoning from R-E to O on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue. The Planning Commission and staff recommend approval. It's a public hearing; I now declare it open. One fifty-three, 152, pardon me, is VAC-3178, a public hearing as well. Same applicant. Request for a petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey. Planning Commission and staff recommend approval, subject to conditions. This too is a public hearing. And, finally, Item 153, a public hearing on SDR-3177. Same Applicant. Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards for reflective glass in conjunction with a proposed 42,500 square-foot office and retail building on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue. The Planning Commission and staff recommend approval, subject to conditions. These are all public hearings; I declare them open. Mr. Fiorentino?

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MARK FIORENTINO

I'm sorry, Your Honor, I think we've covered it pretty heavily, but I'm happy to provide whatever additional testimony or information you need –

MAYOR GOODMAN

Nope. Are there any questions of Mr. Fiorentino? All right. It's a public hearing.

UNIDENTIFIED FEMALE SPEAKER

May I speak?

MAYOR GOODMAN

Yes, certainly. We'll limit the speakers to two minutes and we'll use the clock, please.

UNIDENTIFIED FEMALE SPEAKER

I would –

MAYOR GOODMAN

You have to push the button. There you go.

UNIDENTIFIED FEMALE SPEAKER

Oh, I'm sorry. I would just like to say that I feel that you have voted for a commercial corridor. I don't know how familiar you are with that stretch of road, but south of Sahara the Buffalo speed zone is 45, north of Charleston the speed zone is 45, between Charleston and Sahara it is 35. It goes to a two-lane road. You have basically approved a commercial corridor, and you need to be aware of why that was a 35-mile-an-hour zone, the only 35-mile-an-hour zone in, on Buffalo. And, will your commercial corridor be able to accommodate that two-lane road?

MAYOR GOODMAN

Thank you. Anybody else like to speak? Two minute-clock, please.

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CAROLYN STONE

Carolyn Stone, 1509 Ten Palms Court. I would hope that staff would re, to study this, the traffic in and out of this property. Specifically, if you look at this drawing, one question is what does happen with that adjacent property? We, you do not want that property to the south to be isolated from Del Rey. It has always been the intention of the neighborhood to vacate Del Rey, and, when that was proposed before, there were several conditions, one of which is that it would be blocked off right at the very edge of Buffalo. I understand that this applicant would want access from Del Rey. But we would not want that access to be at the back of this property; we want it at the front, so that the vacations bought could be here.

COUNCILMAN BROWN

I agree.

CAROLYN STONE

Do you understand?

COUNCILWOMAN McDONALD

Um, hum.

CAROLYN STONE

All of you?

COUNCILWOMAN McDONALD

Um, hum.

CAROLYN STONE

So that that parcel to the south, if that is to remain residential, as I'm still hoping it would, that residential would not have acc, would not have to have access only to Buffalo. It would not be landlocked. But it would have access to the residential streets. And, we do want Buffalo to be

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vacated, excuse me, Del Rey to be vacated, but we want that to happen as close to Buffalo as possible. So, the applicants, could you, they said they'd be willing to work with the neighborhood on some of their layout. I would propose that you move this access to here. Why not? Okay. And have the vacation immediately after that so that the land to the south can have access to Del Rey, and we still have Del Rey vacated and we do not have any traffic from this proposed – project going into the side streets through the neighborhood.

MAYOR GOODMAN

All right. Thank you.

COUNCILMAN BROWN

Thank you. Ms. Stone, I appreciate that. And, one of the things that I think is part of 151, Condition No., or somewhere in that Public Works condition –

CAROLYN STONE

It is a vacation, but it doesn't state where; does it?

COUNCILMAN BROWN

But one of the things that the whole traffic, which we heard from a lot of speakers, I was uncomfortable with the entrance as shown because you're driving all that customer traffic right over the gentleman's back wall, right at the end of that cul-de-sac.

CAROLYN STONE

Right –. Let's get in as soon as we can.

COUNCILMAN BROWN

So, that and also, I guess, I would just put somewhere on the record that, as part of the traffic study, there was a lot of conflict as far as U-turns, access, egress. So, as part of the study, I would assume that they would look at some kind of signalization of Del Rey, if – the traffic from the

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All American Park and this project, and whatever develops across the street to the south, if that would warrant it. I think, as far as the speeding and the volume of cars, and all that other stuff, but I hope that that would be included in the overall study of this corridor.

CAROLYN STONE

Also, with, before staff does approve this site, this layout, you really do need to make sure you're aware of that great elevation change. It is approximately for over four feet at the maximum, and that occurs right at the center of the site, and I haven't heard anybody, staff or the applicant, address this issue. One more point, please, the exit on this, no kidding, it is right there on those apartments. That apartment is five feet from the property line, 15' 6" to the front door, and cars to do park out in front. Those homes are single family. Their garages are back around, so they park right out in front and go in their front door. That exiting is a problem, if that could be moved further south. Right now it fans out and goes to the north. How about fanning out more going to the south. So, please, address these issues.

MAYOR GOODMAN

All right. Thank you.

LEE FAIR

Lee Fair, 1600 Charles Lamb Court, I have some serious considerations, concerns about the retail attached to this office use. There's about almost 4,000 square feet, 39 or 3800, I don't have my glasses, so I can't read it. But it's around 4,000 square feet. Now, normally, when you go in for office zoning, you're gonna have to go in for a use permit to put something like this, if this is being approved, as I understand, with this in there. I don't know if you understand what comes long with restaurants, comes grease traps, and such. I mean, I have some in a number of my buildings, and, I don't care what you do, you're not gonna keep 'em from smelling. I think that should be eliminated from this building. I see no reason why that needs to be part of this, that needs to be an amenity within this building. This is an office use you've proposed. Now, whether

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we agree with it or not, it's an office building, and it shouldn't be with a retail use inside of it as well.

COUNCILMAN BROWN

Mr. Fair, that is 153. If – you can stay, I think we need to address that whole issue.

LEE FAIR

All right. I'd be happy to.

BRYAN SCOTT

But he's opened up all the items, so, if he wants to speak.

MAYOR GOODMAN

Yes, that's true. I –

COUNCILMAN BROWN

Are you gonna open up the hearing for each item?

MAYOR GOODMAN

I've, it's generally –

BRYAN SCOTT

He's – already opened them all.

MAYOR GOODMAN

It's generally, I've called all the items, if you'd wake up.

COUNCILMAN BROWN

So, the two of us are gonna get personal now.

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MAYOR GOODMAN

You bet.

COUNCILMAN BROWN

Okay.

LEE FAIR

Thank you.

COUNCILMAN BROWN

I addressed my concerns on 151 in the overall traffic.

BART ANDERSON

Certainly, and we'll take that as direction. Though, the actual vacation of Del Rey is not before us today. It has been submitted, and it is certainly not what has been shown today. You'll have an opportunity to look at that in the future.

MAYOR GOODMAN

All right.

LEE FAIR

Can I make one other quick comment, since he opened it up? And I believe, I'm not sure which item it is, but it talked about the reflective glass as well. I don't believe there's been any study as to what affect that's gonna have on the neighbors and the cars and the traffic. If we're talking about, quote, low office use in this area and it's a great buffer for this area, then let's keep it a buffer, and let's keep the reflective glass out of it. I don't see any reason why they need it. Let them reengineer their building. He can do it with a mechanical. He can do it with the offset to the windows. I see no reason why he needs to put reflective glass, other than it's probably cheaper than redesigning it another way.

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MAYOR GOODMAN

Okay. Yes, Sir.

ROBERT WELLS

My name's Robert Wells, 8109 Meantmore Avenue. Ladies and gentlemen, you've made your feelings clear. Unfortunately, I think you're wrong, but that's my, that's my right. I think the – issue here is not whether or not a Social Security building is right for this side of town, whether the town needs this. That's not the question. The question is whether it's right for this location. You still have an opportunity to vote differently and to make clear that it doesn't fit. So, even though you voted once, you have to reconsider. This is not right here. It's not that it's not right to have a Social Security Administration building on this side of town; it's that there were other options that also met GSA requirements. The only reason this site was chosen is 'cause it was cheapest. So, you're vote, if you think you're voting in favor of Social Security office on this side of town, no, that's not the issue.

You can change your vote and they will find another location. There was another one nearby. What you're voting on is how if affects this neighborhood. A buffer? A buffer from what? There is no need for a buffer in this neighborhood. So, please, reconsider your vote. You can still change it. Thank you.

MAYOR GOODMAN

Anybody else? Yeah.

STEVEN "CAPTAIN TRUTH" DEMPSEY

Steven "Captain Truth" Dempsey. Thank you, Councilwoman Moncrief, for the quote from Michael Squires. I haven't read too much of his, and he sounds like an interesting character. It was certainly an interesting comment. Just for the record, I wanted to point out that there – about 20 people left now. About a hundred, hundred and twenty people headed for the door, Mayor Goodman. They – accepted (sic) everyone here was gonna look out for their best interest, and, I don't think that was done. And, the gentleman's right. It's not done, but maybe even Mr. Squires

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is right. Maybe we aren't getting passed the good-old-boy system. And, you know, they didn't believe you when they said it was over, Mayor. They went, all of them left. That says something about the way you're perceived by the ones that left. Thank you.

MAYOR GOODMAN

Anybody else like to speak?

GARY HUNTER

Yes. Mr. Mayor, thank you for the opportunity. Reverend Hunter again. My concern, number one, thank those of you who did –

MAYOR GOODMAN

You have to identify yourself again.

GARY HUNTER

Pastor Gary Hunter. My – concern is not so much whether or not people understand what is needed for the future. Councilman Reese, Mayor Goodman, and Councilwoman, I would pray that you would not take the liberty of taking community pressure on the future rejection. Because if it is in Councilman's Weekly's ward, where we have two federal buildings coming, people have no problem with a bomb coming there. I got a problem when we look at this and say, is a bomb coming, so, all of a sudden, it can't come, because it's in a different neighborhood.

I would like to stand in support of it not only in support of the building, in support of where it is, because it affects me too, but I would just pray that, to the builders, that they would find some kind of way to make sure that the whole community outside and on either side of town know prior to that we have a new building coming, and whatever way we have to do the marketing, Mr. Mayor, so we would know that because one voted for or against, does not necessarily mean that you against something in a neighborhood. You have many votes, and I don't think you ought to leave this room tonight with any conscious of a badness, good or bad. You are elected officials that have to make hard decisions that must be considerate of a whole (inaudible) as opposed to

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one decision. No one in this room who was for it or against it ought to be mad at our elected leaders 'cause we elected you to make good decisions, informed decisions sometimes we don't agree with and sometimes we do.

Mr. Mayor, many decisions you have to make may not be what your drinking buddies or your running buddies may understand, but you have to do it based upon the (inaudible). We don't see, as a previous elected official, we don't always see what is in writing. We don't see what is the – general picture, and I say to you, Mr. Mayor, thank you for your comments to the Councilpersons that voted. Thank you. But I'm not mad at the ones that voted against it, and I definitely am not, you know, boastful for the ones that voted for it, but I – support. And, Mr. Mayor, thank you for the leadership that you're doing, and the Council, because certainly this vote is not the only vote that we have in this City and you ought not have a anger and a bitterness or hurt inside of you. Because, as a Christian man and the leader, and I'm – through, Mr. Mayor, as a – spiritual leader, I say some things have to be done for the general public, Monchief (sic), as opposed to whether or not we get petitions.

MAYOR GOODMAN

All right. Thank you. Two minutes, please.

JORINA GARETTO

Shorter than that.

MAYOR GOODMAN

All right. Good.

JORINA GARETTO

Jorina Garetto, 1500 Ten Palms Court, and I have two questions. Why do need retail space if, in this building, if GSA requires that it be in a location with all these services around it. And, number two, did Social Security stand by their lease, did they fulfill their lease at their current location? I would like to know that.

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MAYOR GOODMAN

I don't know the answer to the latter part of the question. Mr. Fiorentino, are you able to answer that? Would you be kind enough to address those issues, as to why the retail and why the Social Security left and whether or not they breached their lease.

MARK FIORENTINO

Yes. Your Honor, I would be happy to, and I appreciate the opportunity to. There were three issues that I wanna touch on. We'll start with the last one. The Social Security Administration, at its current site, fulfilled the terms of the lease, so the lease is expiring there. Second, with respect to the retail uses, the office category does allow, with severe restriction, some accessory uses to the office. We actually think that does make some sense here. And we actually think, again, others may disagree, that it helps to address some of the concerns raised by the neighbors with respect to traffic and pedestrian traffic and people having some place to go while they're waiting for their turn in the Social Security building. It's designed to be a coffee shop, a sandwich shop, something that is compatible to an accessory to the main use.

Probably most importantly, though, your staff and Planning Commission both imposed two conditions that are relevant to that issue. They are Conditions No. 13 and 14 on the Site Plan Review, which I believe is Item 153. The first is that the hours of operation of the retail use has to match the hours of operation of the office use, so there won't be any late night users. They, we can only use it when the Social Security portion of the building is in operation. I think that's significant, obviously. And the second is it limits the total amount of space to 3500 square feet, and only 2,000 square feet of that can be restaurant. So, by definition, because of those conditions, we're not gonna get anything more than perhaps a Bagelmania or a sandwich shop or something like that. But that is the purpose of the retail use, which we do not think is either incompatible or necessarily a bad idea. But the conditions are good ones that I think protect the concerns.

MAYOR GOODMAN

Thank you.

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MARK FIORENTINO

Finally, with respect to the vacation, the vacation application for Del Rey is pending tomorrow night before the Planning Commission. You have our commitment that we will hold it, that we will, in fact, work with the neighborhood groups. We ask that they identify some representatives. I personally suggest Mr. Fair and Ms. Stone. And, of course, though, Mr. Anderson and somebody from his department is gonna have to participate, because besides planning issues there are traffic issues. You don't wanna put the driveways in a position where you created worse problems than you solved. And, so, we're happy to work with your staff and with representatives of the neighborhood before we – go forward on the vacation application.

MAYOR GOODMAN

All right. Thank you. All right, I'm gonna close the public hearing. Councilwoman Moncrief? Item 151?

COUNCILWOMAN MONCRIEF

Item No. 151, I **move for denial.**

MAYOR GOODMAN

All right, please vote. Post. Motion fails. **(Motion failed with Goodman, Reese, and Moncrief voting Yes and Brown, L.B. McDonald, Mack, and Weekly voting NO.)** Is there another motion?

COUNCILMAN MACK

Your Honor, **motion for approval with staff conditions.**

MAYOR GOODMAN

Vote, please. Post. Motion carries. **(Motion carried with Goodman, Reese, and Moncrief voting NO.)** Councilwoman, as to 152?

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COUNCILWOMAN MONCRIEF

Item 152, I **move for denial.**

MAYOR GOODMAN

All right, please vote. Post. Motion fails. **(Motion failed with Goodman, Reese, and Moncrief voting Yes and Brown, L.B. McDonald, Mack, and Weekly voting NO.)**

COUNCILMAN MACK

Motion for approval with staff conditions.

MAYOR GOODMAN

All right, please vote. Post.

RONI RONEMUS

Councilman Weekly, Mayor Goodman, and Councilman Reese (inaudible), your vote did not register.

MAYOR GOODMAN

Motion carries. **(Motion carried with Goodman, Reese, and Moncrief voting NO.)** As to 153?

COUNCILWOMAN MONCRIEF

Item No. 153, I **move for denial.**

MAYOR GOODMAN

All right, please vote.

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COMBINED VERBATIM TRANSCRIPT: ITEMS 150, 151, 152 and 153

COUNCILMAN REESE

Before – I vote here, I may be, later – than sooner here. Is there any way, in the traffic study or in the analysis of this vacation, that we can look at what Councilman Brown suggested, the signalization at this locations?

BART ANDERSON

Right. This – particular vacation is for Holmby. There's a separate vacation for Del Rey. I presume what you're asking is Del Rey possible signalization. Certainly, we can look at that. Del Rey is not in a location that would normally be signalized, based on our normal grid. And, of course, we cannot signalize unless or until it meets warrants, but we will absolutely look at that.

COUNCILMAN REESE

Well, I think sometimes even if they don't meet warrants, I think there's a need here. I've been out there to some of the football games in the evening and on Saturdays where I've had to sit out there for maybe ten minutes to be able to access Buffalo, and I needed to go north once I left All American Park.

BART ANDERSON

I will certainly forward your concerns to the traffic engineer.

COUNCILMAN REESE

Thank you, Councilwoman.

COUNCILMAN BROWN

Your Honor, we're on 153?

MAYOR GOODMAN

Yes.

CITY COUNCIL MEETING
DECEMBER 17, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 150, 151, 152 and 153

COUNCILMAN BROWN

We're asking for a waiver of the commercial development standards for reflective glass. I know Mr. Fair brought this up, and, just the way it sits, not being a designer, could you address the whole situation of the reflective glass? And certainly ways to mitigate that, as far as impact on the immediate neighborhood and likewise on traffic.

MARK FIORENTINO

Yes. We're gonna bring out the materials where they actually shows the – glass, so that you can see it's – not as reflective as – you might be concerned with. It's my understanding, there's a couple of reasons you do it. Number one, it does create a different design and different character. This is the glass we're talking about here. So, this is the color and style here, Your Honor, Councilman Brown. So, it's not like a mirror. It is technically reflective glass, but its reflective qualities, I think, are not to the point where it causes traffic concerns or visual concerns. It makes the building more attractive. It makes the building more efficient, from a energy standpoint. Again, though, probably most importantly, you can't see it from anybody's home. Because of the walls and the landscaping buffers, you will not be able to see the reflective glass, except from the roadways.

COUNCILMAN BROWN

And my last comment would be just on the southeast part of your parcel, I don't have the landscape plan in front of me, but I – would hope that the final development plan for landscaping that – corner, being in closest proximity to the two end homes on the cul-de-sac, that a lot of effort be put in despite it being the far part of the parking lot that is the closest to the neighborhood. So, I just ask you to look closely at that area.

MARK FIORENTINO

Councilman Brown, it's currently designed to have a minimum depth of 25 feet, which is fairly substantial. And, again, this exact corner may very well change, if we move the driveway, but you have our commitment that it'll be done right.

CITY COUNCIL MEETING
DECEMBER 17, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 150, 151, 152 and 153

MAYOR GOODMAN

All right. Thank you. Councilwoman, would you like to repeat your motion, please?

COUNCILWOMAN MONCRIEF

I move for denial.

MAYOR GOODMAN

All right. On 153, please vote. Post. Motion fails. **(Motion failed with Goodman, Reese, and Moncrief voting YES and Brown, L.B. McDonald, Mack, and Weekly voting NO.)** Is there another motion?

COUNCILMAN MACK

Motion for approval with staff conditions.

ROBERT GENZER

Your Honor, before that vote is taken, I do need to ask, since it came up during the discussion, is there any preference to add a condition for a fence around the parking lot portion of the property, similar to what was done across the street at our park?

MAYOR GOODMAN

Councilman Mack?

COUNCILMAN MACK

I think I'm gonna leave that up to staff and you guys can work that out internally. I don't wanna place that as a condition.

BRYAN SCOTT

Well, you probably need to put it on as a condition, and they can work out the particulars about the actual gate itself.

CITY COUNCIL MEETING
DECEMBER 17, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 150, 151, 152 and 153

MAYOR GOODMAN

All right. Councilman Brown, did you wanna be heard?

COUNCILMAN BROWN

Along the same lines, there was a commitment made as far as increased security so the, a security, and I don't know if it's 24 hours, but the statement was made by one of the neighbors as far as the people showed up before the doors opened, the guard didn't show up until the doors opened. So, if there's a, I think you made that commitment that you would look into expanding the physical presence of security onsite, certainly earlier in the morning and a little bit after closing. And, again, I guess I'd leave that up to –

MARK FIORENTINO

You think you have Mr. Molasky's commitment that he will do everything he can within the parameters of the requirements of the GSA.

MAYOR GOODMAN

All right. There's been a motion –

COUNCILMAN MACK

Your Honor, so I will **add the amended condition of the gate and the security to be worked out with staff.**

MAYOR GOODMAN

All right, let's vote, please. Post. Motion carries. **(Motion carried with Goodman, Reese, and Moncrief voting NO.)** All right. Thank you very much. And, I can say, on behalf of my Council, we appreciate the presentation by Mr. Fiorentino and we appreciate the quality of commitment of the neighbors. I think that this is what government is all about, where people can show that they, with even the emotions running deep, that there's a great deal of civility, and we appreciate that.

CITY COUNCIL MEETING
DECEMBER 17, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 150, 151, 152 and 153

MARK FIORENTINO

Your Honor, if I could?

MAYOR GOODMAN

Yes.

MARK FIORENTINO

I wanted to – thank all of you, again, for your patience and your consideration, you, your staff, and everybody in the room, and I wanted to wish you all actually a very happy and safe holiday season since I will unlikely see you again before the end of the year.

MAYOR GOODMAN

All right. The same to you and yours.

MARK FIORENTINO

Thank you.

(END OF DISCUSSION)

/gpb/ac/gpb;ac

City of Las Vegas

Agenda Item No. 151

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 P.M. - REZONING RELATED TO GPA-2993 - PUBLIC HEARING - **ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief). The Planning Commission (3-1-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1016	Planning Commission Mtg.	2
City Council Meeting	1265	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest petition with 1,265 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 filed under Item 150
5. Back up referenced from the 11/20/2003 Planning Commission meeting Item 9
6. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 (attached to Item 150 [GPA-2993])

MOTION:

MACK – APPROVED – Motion carried with GOODMAN, REESE and MONCRIEF voting No

NOTE: A previous motion for denial by MONCRIEF failed with GOODMAN, REESE and MONCRIEF voting Yes and BROWN, L.B. McDONALD, MACK and WEEKLY voting No.

NOTE: COUNCILWOMAN MONCRIEF disclosed that Items 150 through 153 all relate to a parcel of land which lies within the Ward 1 neighborhood in which she lives. Her home is approximately one quarter of a mile from this site. She was advised by the City Attorney and believes that there is nothing that prevents her participation. The Ethics Code and Statute warns against participation when her financial interest would be at stake and those financial interests

City of Las Vegas

Agenda Item No. 151

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 151 – ZON-3176

MINUTES – Continued:

are different than those of any larger group of the interested persons. She has no evidence that this project would have any effect upon the market value of her property, therefore she has no financial interest in the results of this vote. Further, she believes that any noise, light or traffic created by the project would not affect her life nor would the completed structure even be visible from her property. Accordingly, the benefit or the detriment to her, which could result from this decision, is no greater than it is for any other member of the larger group of Ward 1 residents interested in the quality or development in this neighborhood. Therefore, she would participate in the decisions of these items.

NOTE: MAYOR GOODMAN disclosed that he and MR. MOLASKY have been friends for many years. MR. MOLASKY has been instrumental in the downtown redevelopment efforts and he will be developing the IRS building on a piece of property adjacent to the 61 acres that the City has acquired. However, this would not affect his vote, and therefore he will vote on all items.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 150 [GPA-2993], Item 151 [ZON-3176], Item 152 [VAC-3178], and Item 153 [SDR-3177] is made a part of the Final Minutes under Item 150 [GPA-2993].

(5:33 – 8:22)
6-479/7-1

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.

2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.

4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is

City of Las Vegas

Agenda Item No. 151

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 151 – ZON-3176

CONDITIONS – Continued:

properly vacated prior to commencement of development. 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. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.

5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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. 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 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, or 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.

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 Map subdividing this site,

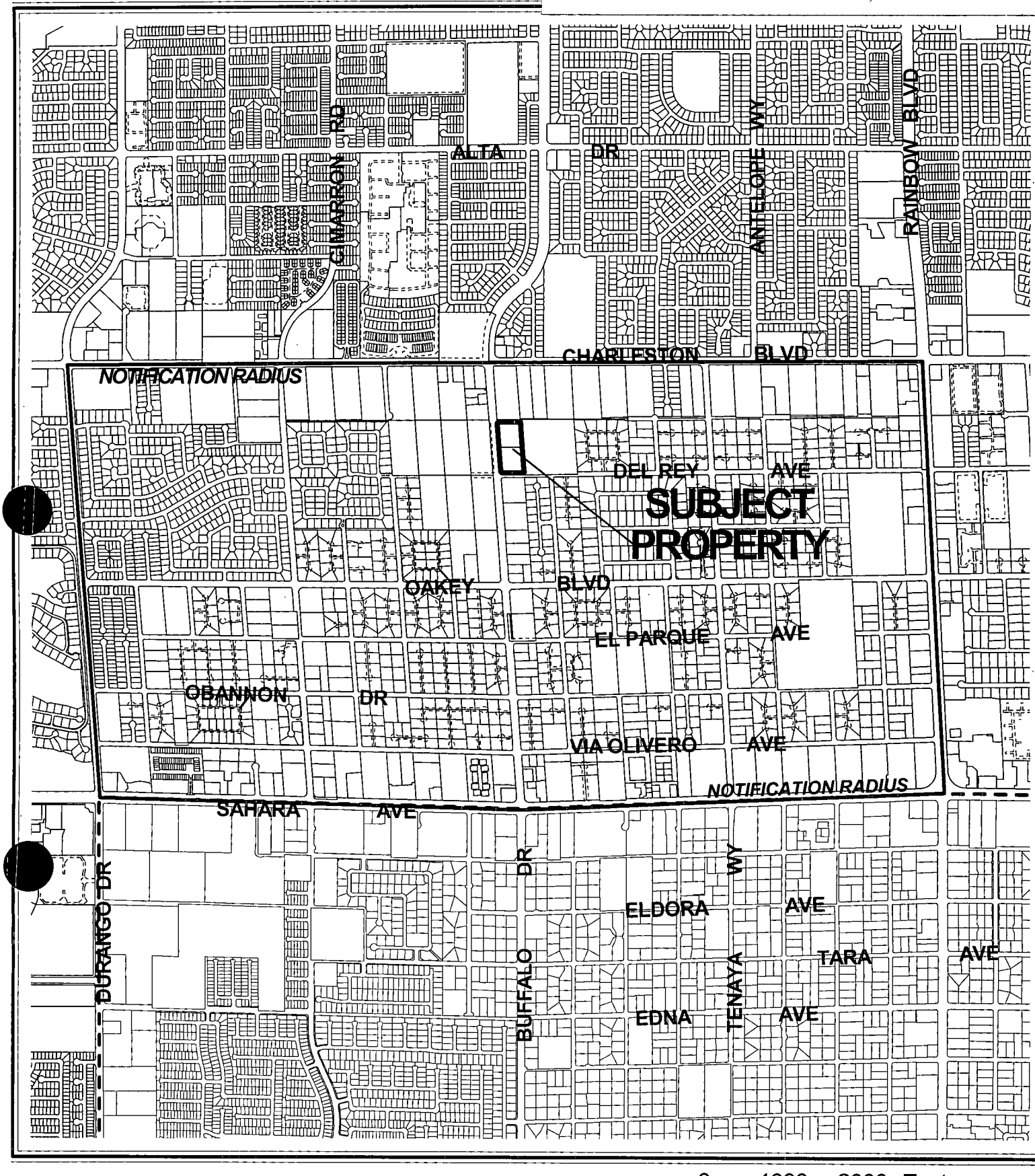
City of Las Vegas

Agenda Item No. 151

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 151 – ZON-3176

CONDITIONS – Continued:

whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

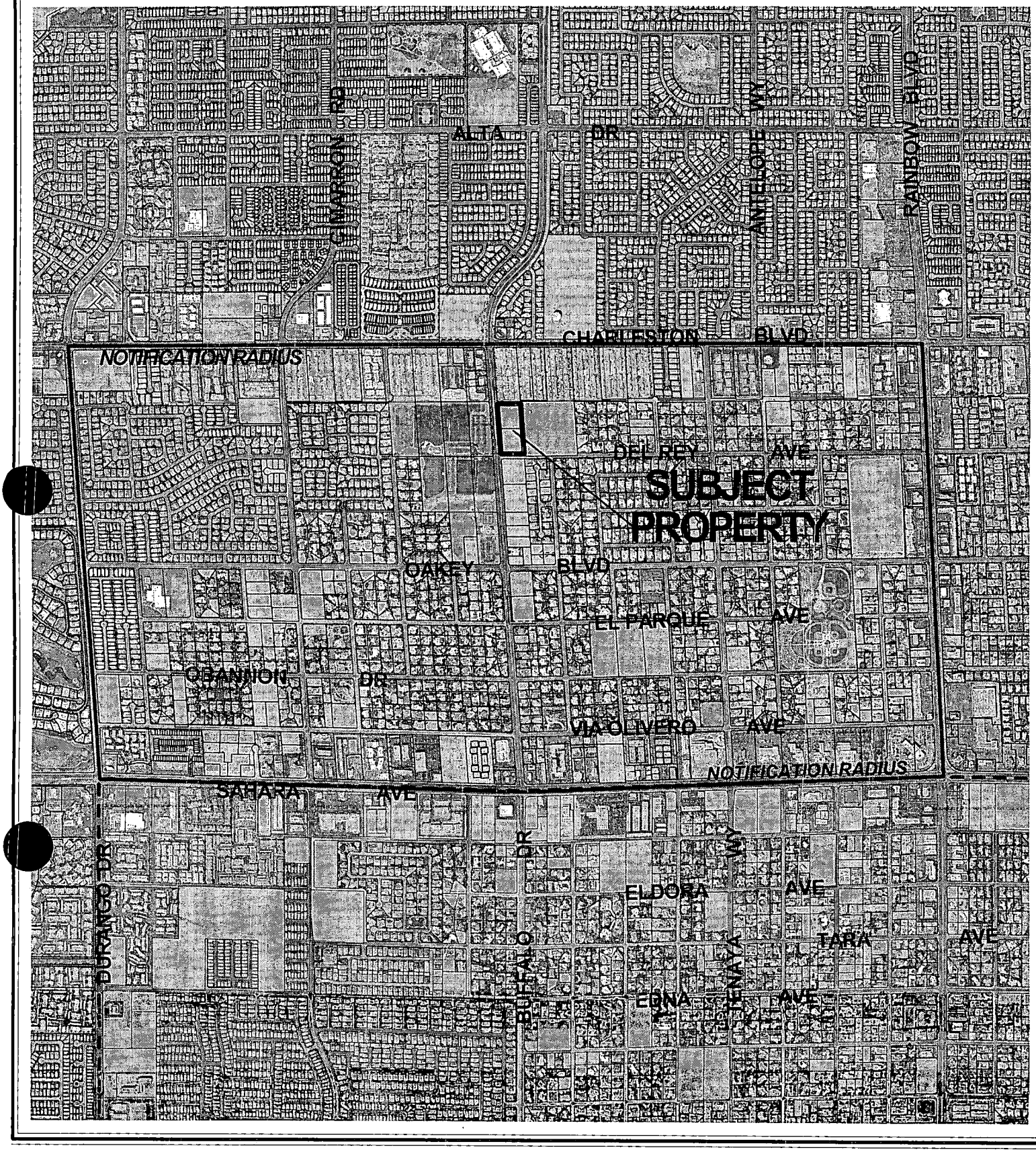


CASE: ZON-3176

RADIUS: 2 MILES & SPECIAL

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)



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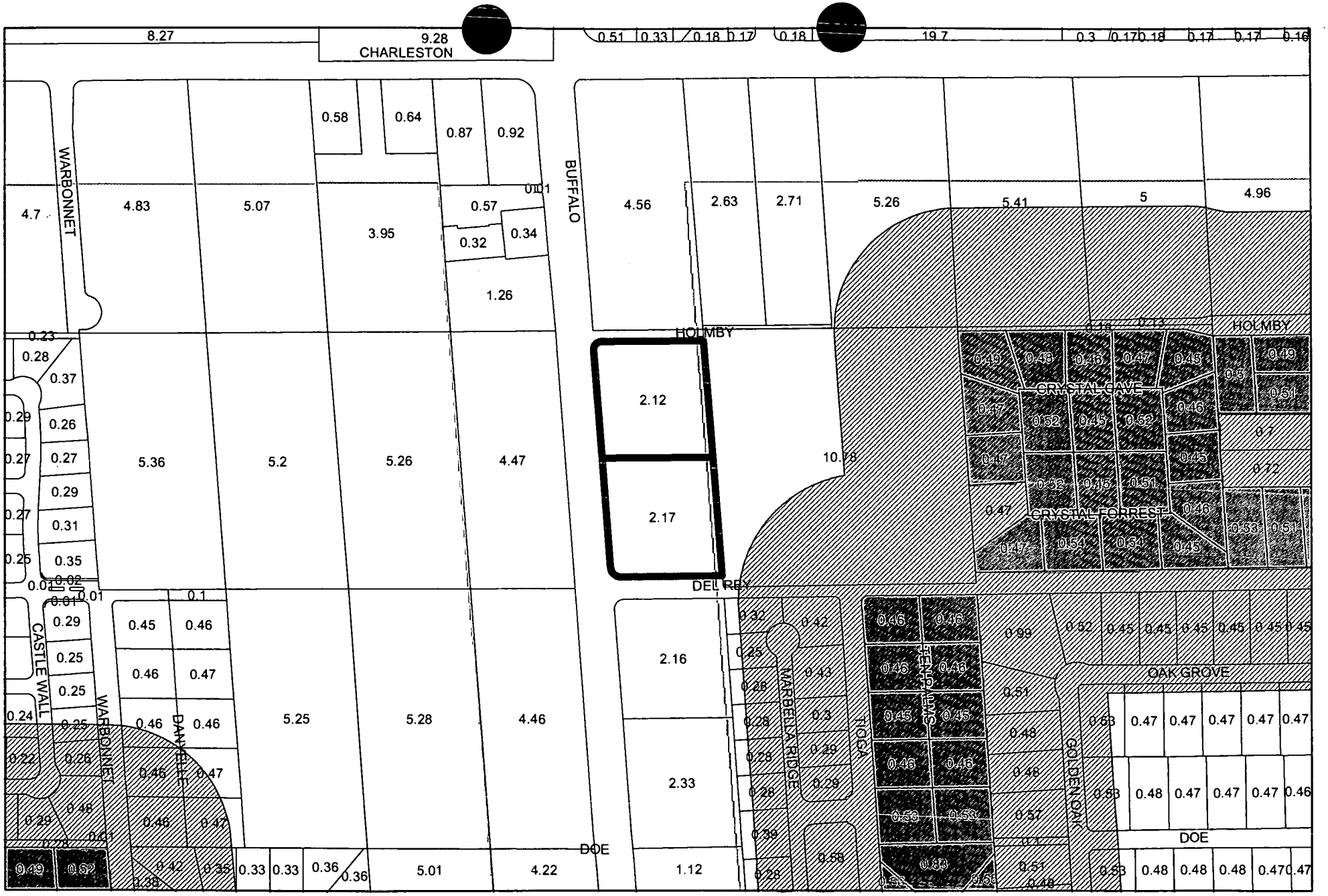
CASE: ZON-3176

RADIUS: 2 MILES & SPECIAL

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



Case: ZON-3176

Rural Preservation Site Map

City of L.V. RPN Buffer

City of L.V. RPN Parcel

Clark County RPN Buffer

Clark County RPN Parcel

330 Buffer from Major Street

Subject Area

0.48 Parcel Size in Net Acres

2.29 Total Subject Area

N

CITY COUNCIL MEETING OF DECEMBER 17, 2003 PAGE 2701

9

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST

** CONDITIONS **

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.

2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.

4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is properly vacated prior to commencement of development. 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. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.

5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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. 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 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, or 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.

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 Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

ZON-3176 - Staff Report Page One
December 17, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from R-E (Residence Estates) to O (Office) on a 4.46-acre site, located approximately between Charleston Boulevard and Del Rey Avenue, on the east side of Buffalo Drive. Approval of this Rezoning request will allow the applicant to develop an office development on the site.

B) Applicant's Justification

The applicant states that the zone change is justified for several reasons. Buffalo Drive is a 100-foot right-of-way, therefore this project will serve as an ideal buffer between a primary arterial and single-family homes located east of the site. Since the project is a low intensity use with limited hours of operation, it will be harmonious and compatible with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.

03/20/96 The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission recommended approval.

11/23/98 The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission recommended approval.

11/20/03 The Planning Commission heard the following related items: General Plan Amendment (GPA-2993) they failed to reach a super majority which is tantamount to denial, Vacation (VAC-3178) and Site Development Plan Review (SDR-3177) they recommended approval.

11/20/03 The Planning Commission voted 3-1-2 to recommend APPROVAL (PC Agenda Item #9).

B) Pre-Application Meeting

09/25/03 During a pre-application submittal conference the following was discussed:

- The Neighborhood meeting will be October 10, 2003.
- Food services are possible with the office use.
- A parking analysis is needed that also includes outdoor seating.
- The trash enclosure needs to be 50 feet from residential and covered.
- A waiver of the reflective glass proscription is wanted.

C) Neighborhood Meetings

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with a guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular were a concern.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
  - It is not on a bus route.
  - It is not adjacent to other commercial parcels.
  - There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

E) General Plan Compliance

This site is currently designated DR (Desert Rural) on the Southwest Sector Map of the General Plan. The applicant has submitted an application to amend the designation to O (Office), which would allow this rezoning to be considered.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X

There are no special districts or zones that affect this request.

F) General Analysis and Discussion

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial on the Master Plan of Streets and Highways, approximately between Charleston Boulevard to the north and Del Rey Avenue to the south.

The property has a multi-family development to north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large City of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

FINDINGS

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

1. **"The proposal conforms to the General Plan."**
   The proposal conforms to the Southwest Sector Land Use Plan and the General Plan in the following manner:
   - This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services.
   - This application supports Program C.2.3 of the General plan that calls for the use of Office developments as buffers between low density residential districts and more intensive uses such as Buffalo Drive.

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."**

   This request will result in O (Office) zoning. This zoning district will be compatible with neighboring uses as the General plan states that Office uses are appropriate buffers between intensive uses and low density residential.

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

   Traffic along Buffalo Drive and the development of a large public park across Buffalo Drive from the subject parcels have made residential development of the parcels impractical. With this in mind and the low impact of office uses makes the proposal appropriate.

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."**

   Buffalo Drive is of sufficient size to handle the additional traffic of the proposed use.

NOTICES MAILED 1,882 by Planning Department

APPROVALS 2

PROTESTS 1,016

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3176 APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, LLC

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: William L Cullings

Print Name: WILLIAM L CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83649-1
My Appointment Expires Aug. 25, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3176 APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, LLC

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Stephen Schneider, Trustee

Print Name: Schneider Family Trustee

Subscribed and sworn before me

This 1 day of October, 2003

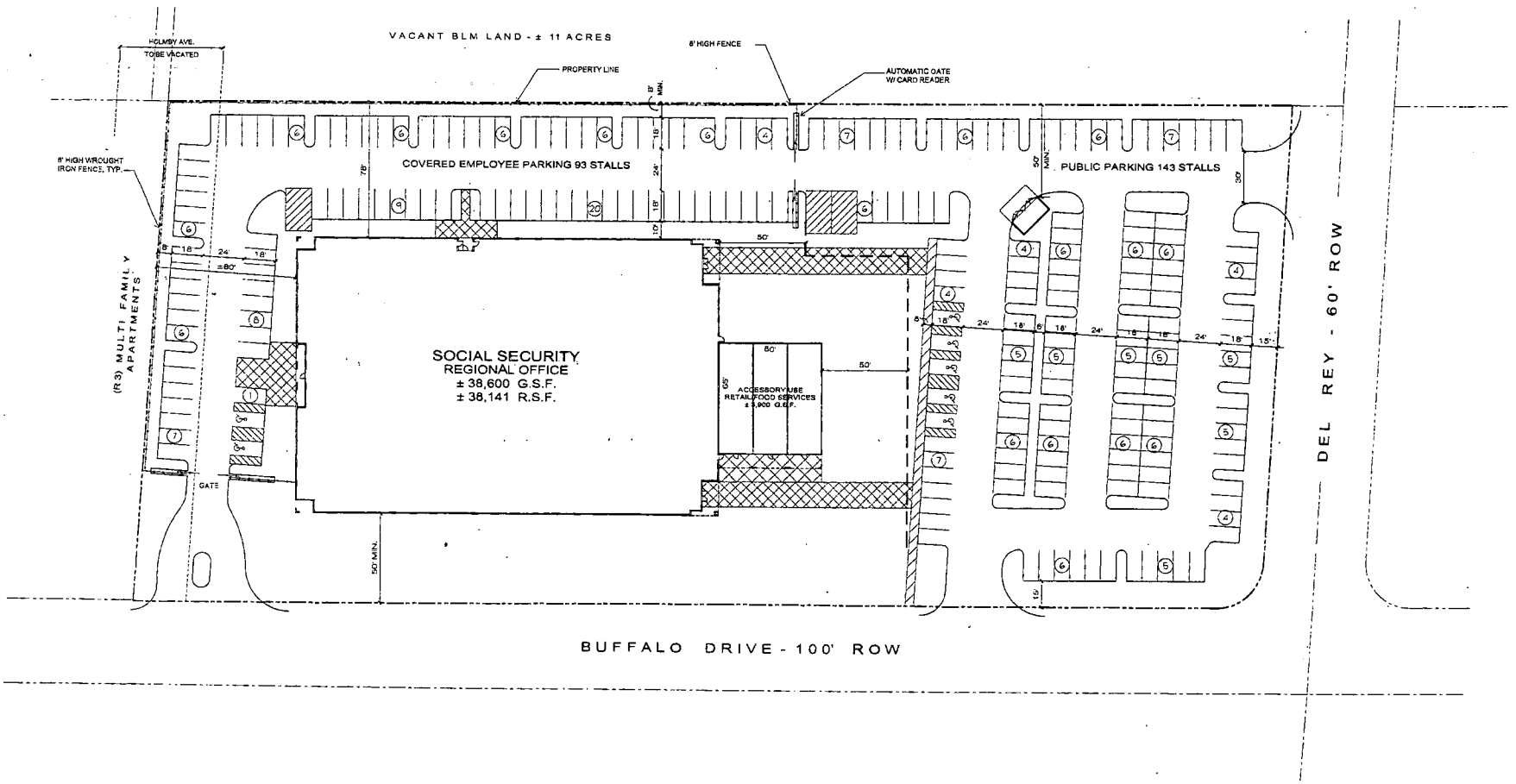
Angela Patterson /angela Patterson

Notary Public in and for said County and State

State of Georgia

Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005



SITE SUMMARY

SITE AREA:	± 190,000 S.F. (± 4.36 AC)
BUILDING AREA :	42,500 G.S.F.
COVERAGE:	22.36 %
PARKING REQUIRED: (9 X 18)	168 CARS
38,600 S.F. OFFICE @ 1 CAR/300	129 CARS
3,900 S.F. RETAIL @ 1 CAR/100	39 CARS
PARKING PROVIDED:	236 CARS
S.S.A. EMPLOYEE PARKING	93 CARS
PUBLIC PARKING	143 CARS

DENOTES 15' x 25' LOADING SPACE

DENOTES TRASH ENCLOSURE

PROPOSED SITE PLAN FOR: S.S.A. - LAS VEGAS, NV.

HFA

HOWARD F. THOMPSON ARCHITECT
Architecture/Land Planning/Interiors

400 N. Stephanie, Suite 245
Henderson Nevada 89014
(702)259-8818/FAX(702)259-8820

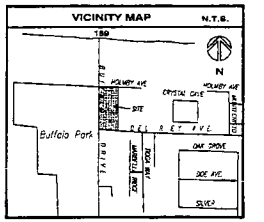
N

0 30 60
1"=30'-0"

This is a schematic representation only. The information and boundary locations shown have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any entity, public or private, including the owner of this property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

JOB NO. 03-074-00 (PR)/CITY /SitePlan-CITY.dwg 10-24-03

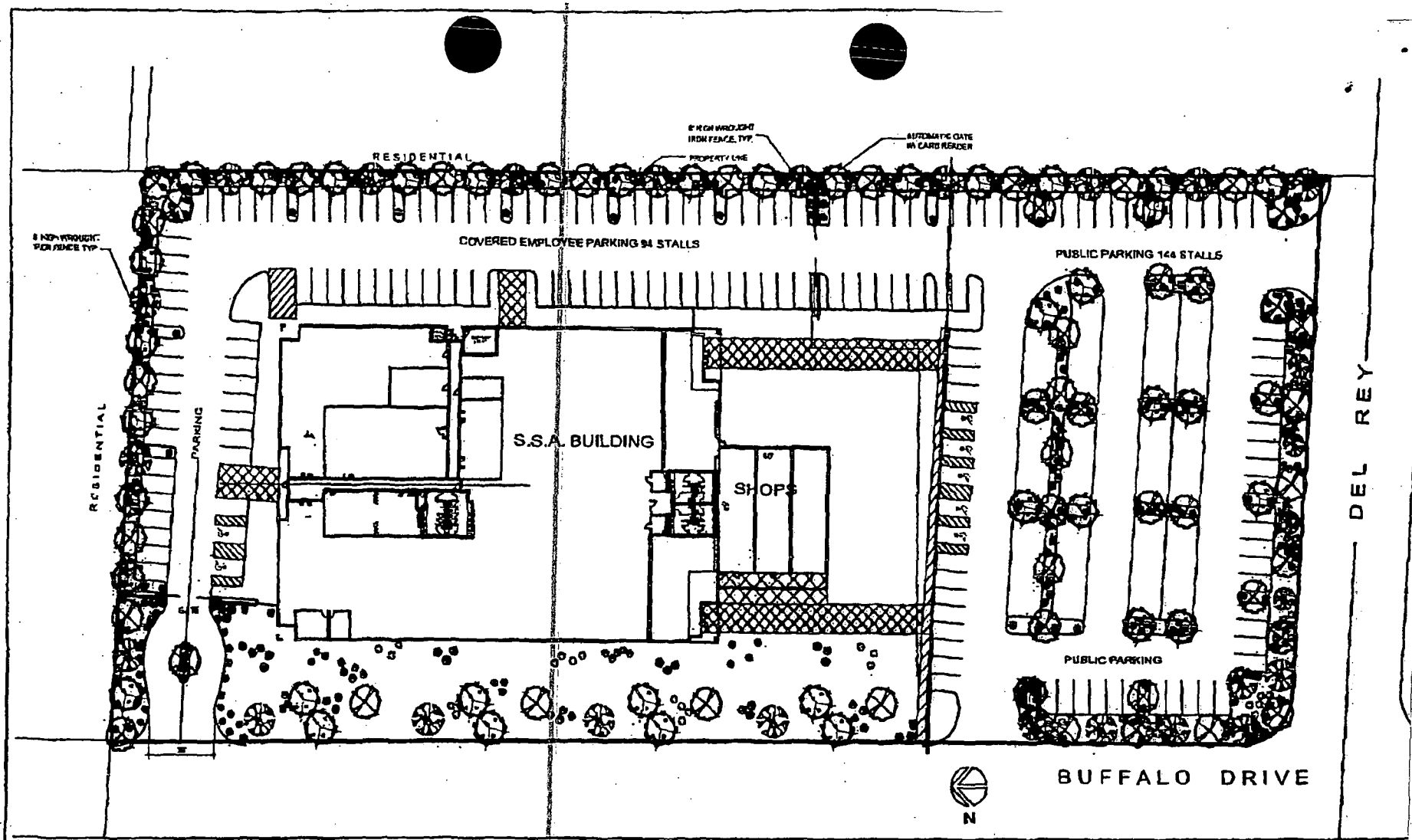
VICINITY MAP N.T.S.



STAFF

REVISED 10.30.03

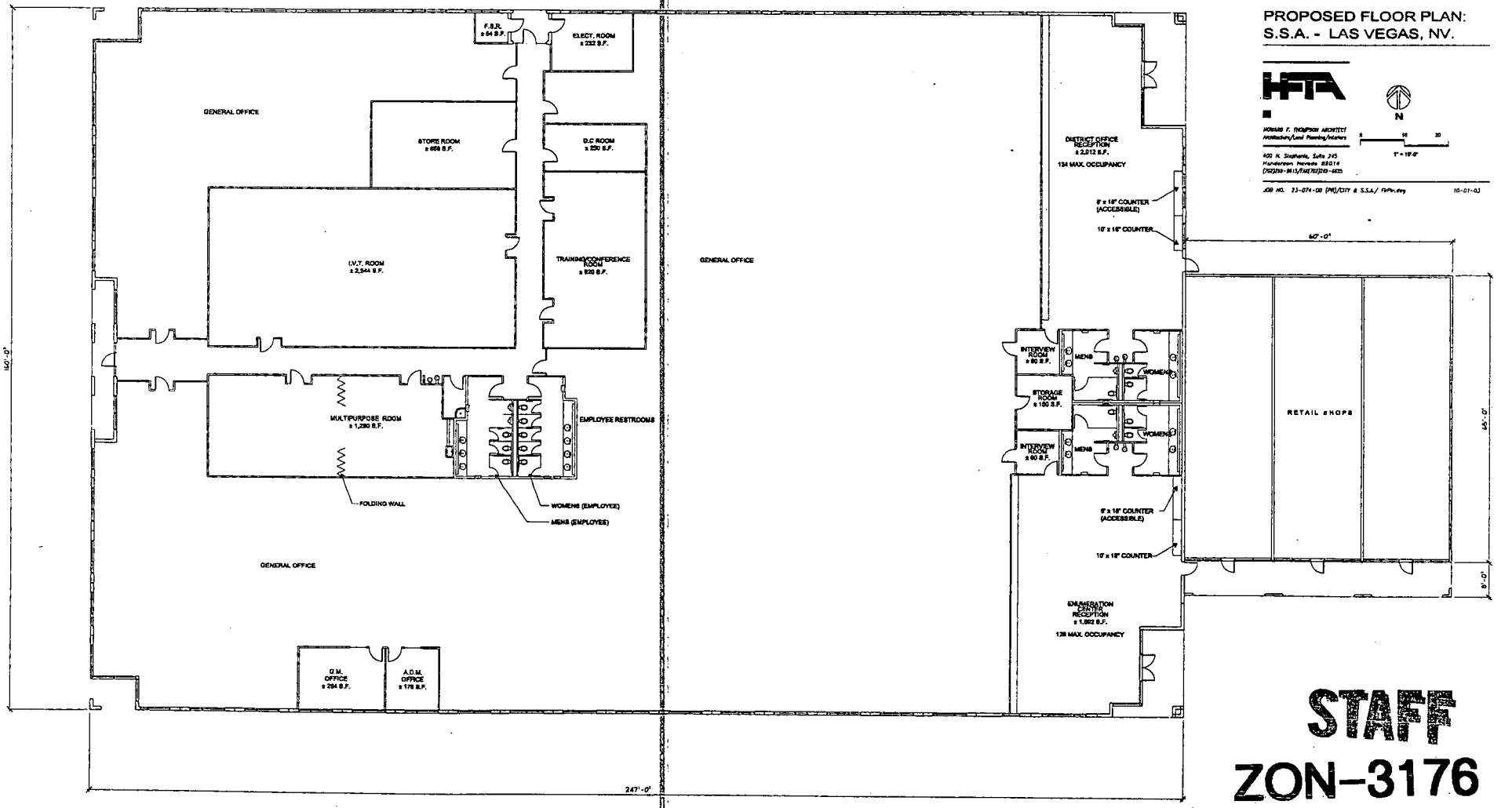
ZON-3176
11-20-03 PC



LANDSCAPE SERVICES INC.	IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.	DATE: 10/06/03	PAGE : 1 OF 1
		INITIAL_____ DATE_____	
LS 1.1		SCALE: NTS	

STAFF
ZON-3176
11-20-03 PC

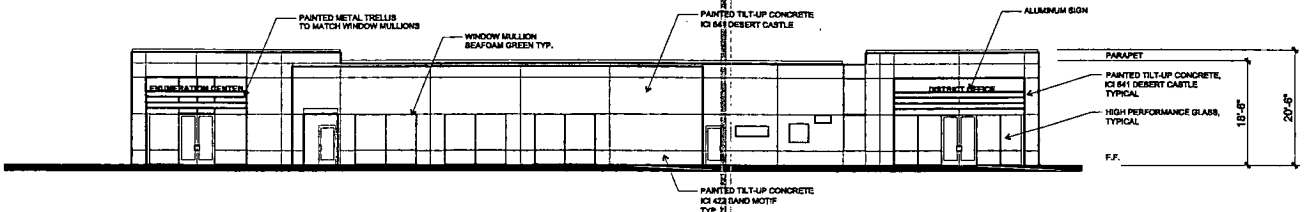
OCT 06 2003 09:08 FR LANDSCAPE-SERVICES 702 TO 7320727 P.02/02
CITY COUNCIL MEETING OF DECEMBER 17, 2003 PAGE 2711
** TOTAL PAGE.02 **



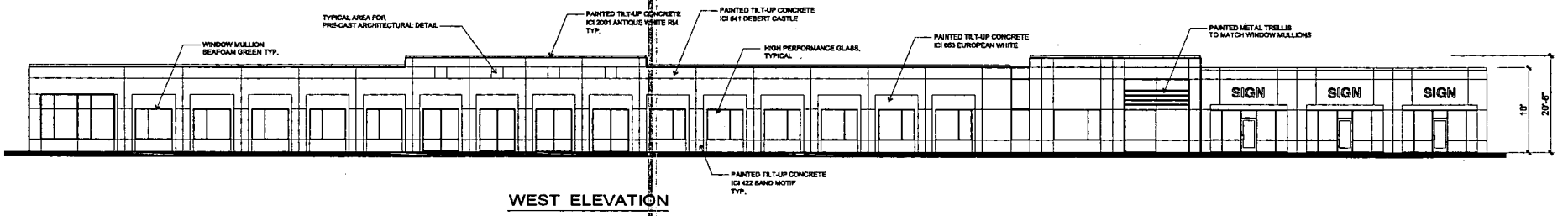
STAFF

ZON-3176

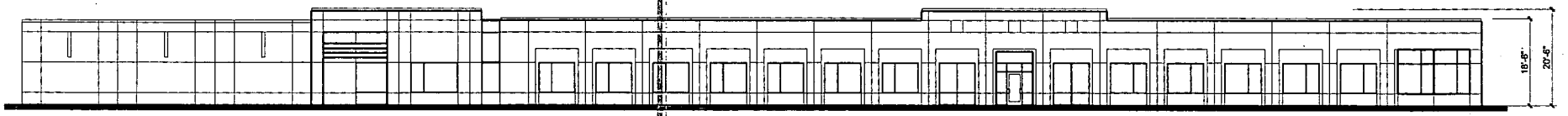
11-20-03 PC



SOUTH ELEVATION

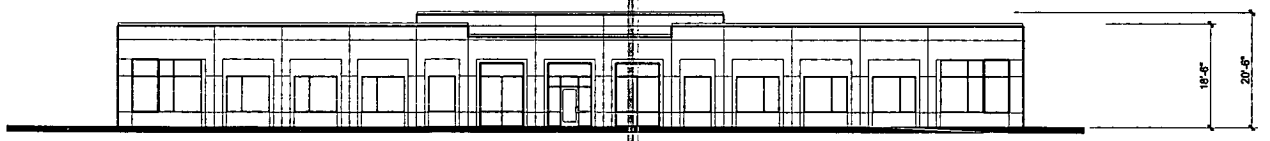


WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS
S.S.A. - LAS VEGAS, NV.



NORTH ELEVATION

HFA

0 10' 20'

1" = 10'-0"

STAFF

ZON-3176

11-20-03 PC

City of Las Vegas

Agenda Item No. 152

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 P.M. - VACATION RELATED TO GPA-2993 AND ZON-3176 - PUBLIC HEARING - **VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS** - Request for a Petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey Avenue, Ward 1 (Moncrief). The Planning Commission (3-1-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	25	Planning Commission Mtg.	1
City Council Meeting	1265	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest petition with 1,265 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 filed under Item 150
5. Back up referenced from the 11/20/2003 Planning Commission meeting Item 10
6. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 (attached to Item 150 [GPA-2993])

MOTION:

MACK – APPROVED – Motion carried with GOODMAN, REESE and MONCRIEF voting No

NOTE: A previous motion for denial by MONCRIEF failed with GOODMAN, REESE and MONCRIEF voting Yes and BROWN, L.B. McDONALD, MACK and WEEKLY voting No.

NOTE: COUNCILWOMAN MONCRIEF disclosed that Items 150 through 153 all relate to a parcel of land which lies within the Ward 1 neighborhood in which she lives. Her home is approximately one quarter of a mile from this site. She was advised by the City Attorney and believes that there is nothing that prevents her participation. The Ethics Code and Statute warns against participation when her financial interest would be at stake and those financial interests are different than those of any larger group of the interested persons. She has no evidence that

City of Las Vegas

Agenda Item No. 152

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 152 – VAC-3178

MINUTES – Continued:

this project would have any effect upon the market value of her property, therefore she has no financial interest in the results of this vote. Further, she believes that any noise, light or traffic created by the project would not affect her life nor would the completed structure even be visible from her property. Accordingly, the benefit or the detriment to her, which could result from this decision, is no greater than it is for any other member of the larger group of Ward 1 residents interested in the quality or development in this neighborhood. Therefore, she would participate in the decisions of these items.

NOTE: MAYOR GOODMAN disclosed that he and MR. MOLASKY have been friends for many years. MR. MOLASKY has been instrumental in the downtown redevelopment efforts and he will be developing the IRS building on a piece of property adjacent to the 61 acres that the City has acquired. However, this would not affect his vote, and therefore he will vote on all items.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 150 [GPA-2993], Item 151 [ZON-3176], Item 152 [VAC-3178], and Item 153 [SDR-3177] is made a part of the Final Minutes under Item 150 [GPA-2993].

(5:33 – 8:22)

6-479/7-1

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

3. All development shall be in conformance with code requirements and design standards of all City departments.

City of Las Vegas

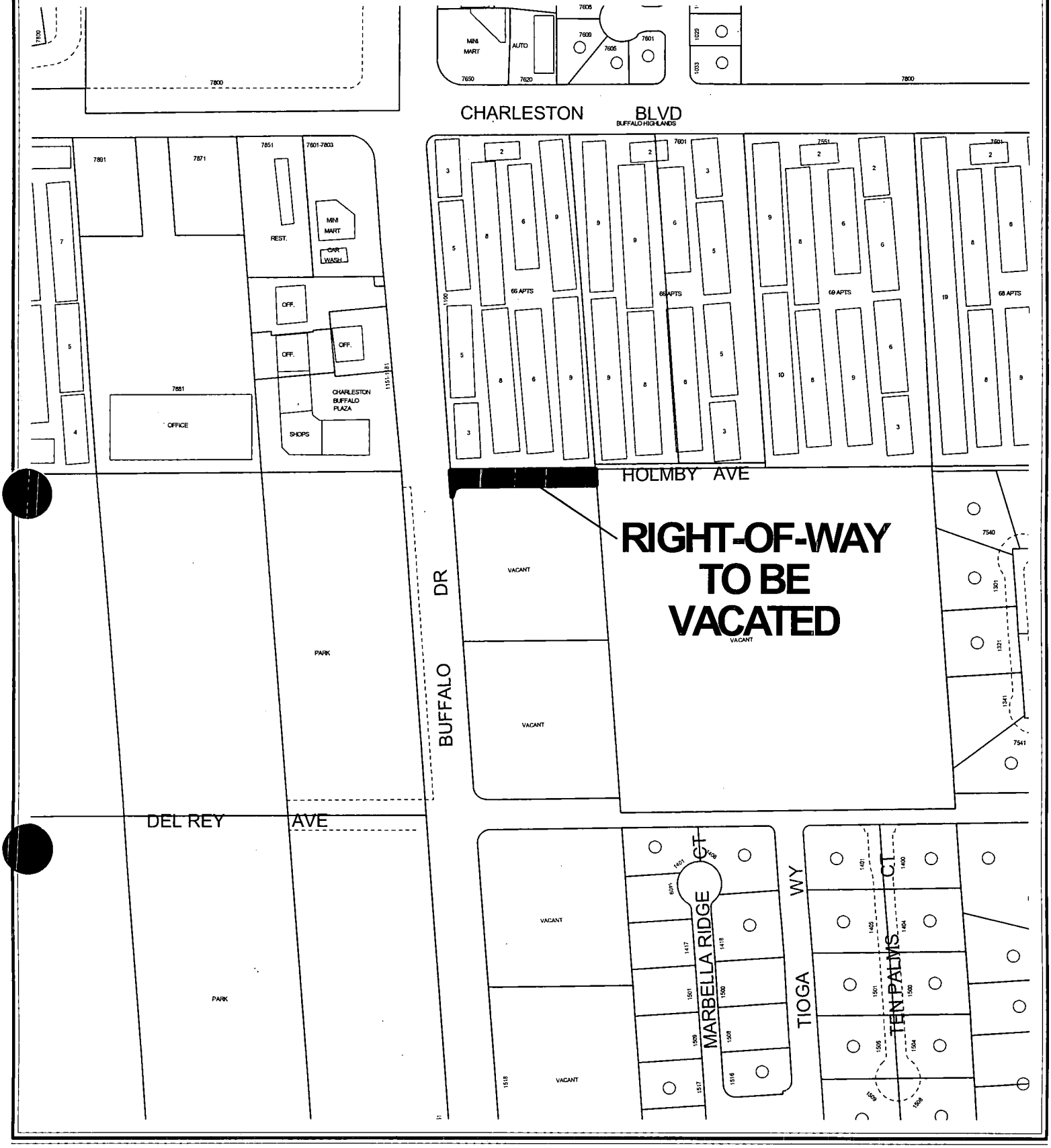
Agenda Item No. 152

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 152 – VAC-3178

CONDITIONS – Continued:

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: **VAC-3178**
RADIUS: SPECIAL

0 200 400 Feet

CASE: VAC-3178
RADIUS: SPECIAL

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS

** CONDITIONS **

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

3. All development shall be in conformance with code requirements and design standards of all City departments.

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to vacate the south 30 feet of Holmby Avenue from the east right-of-way line of Buffalo Drive extending westerly approximately 290 feet.

B) Applicant's Justification

The applicant's justification letter states that the right-of-way for Holmby Avenue is no longer necessary, and will be incorporated into the proposed office development on the adjacent property.

BACKGROUND INFORMATION

A) Previous Actions

11/20/03 The Planning Commission heard the following related items: General Plan Amendment (GPA-2993) they failed to reach a super majority, which is tantamount to denial, Rezoning (ZON-3176) and Site Development Plan Review (SDR-3177) they recommended approval.

11/20/03 The Planning Commission voted 3-1-2 to recommend APPROVAL (PC Agenda Item #10).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a public right-of-way located in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 3, Township 21 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the public rights-of-way into the adjacent parcels for development. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as this portion of Holmby Avenue is unused for vehicular traffic.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, as this portion of Holmby Avenue is unused for vehicular traffic.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes in that there are no plans to continue Holmby Avenue as a through street.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-3176 and SDR-3177, which is a proposed Social Security Administration building.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 7 by City Clerk

APPROVALS 1

PROTESTS 25

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3178 APN: 163-03-101-003

Name of Property Owner: William L. Cullings

Name of Applicant: PH SSA,LLC

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: William L Cullings

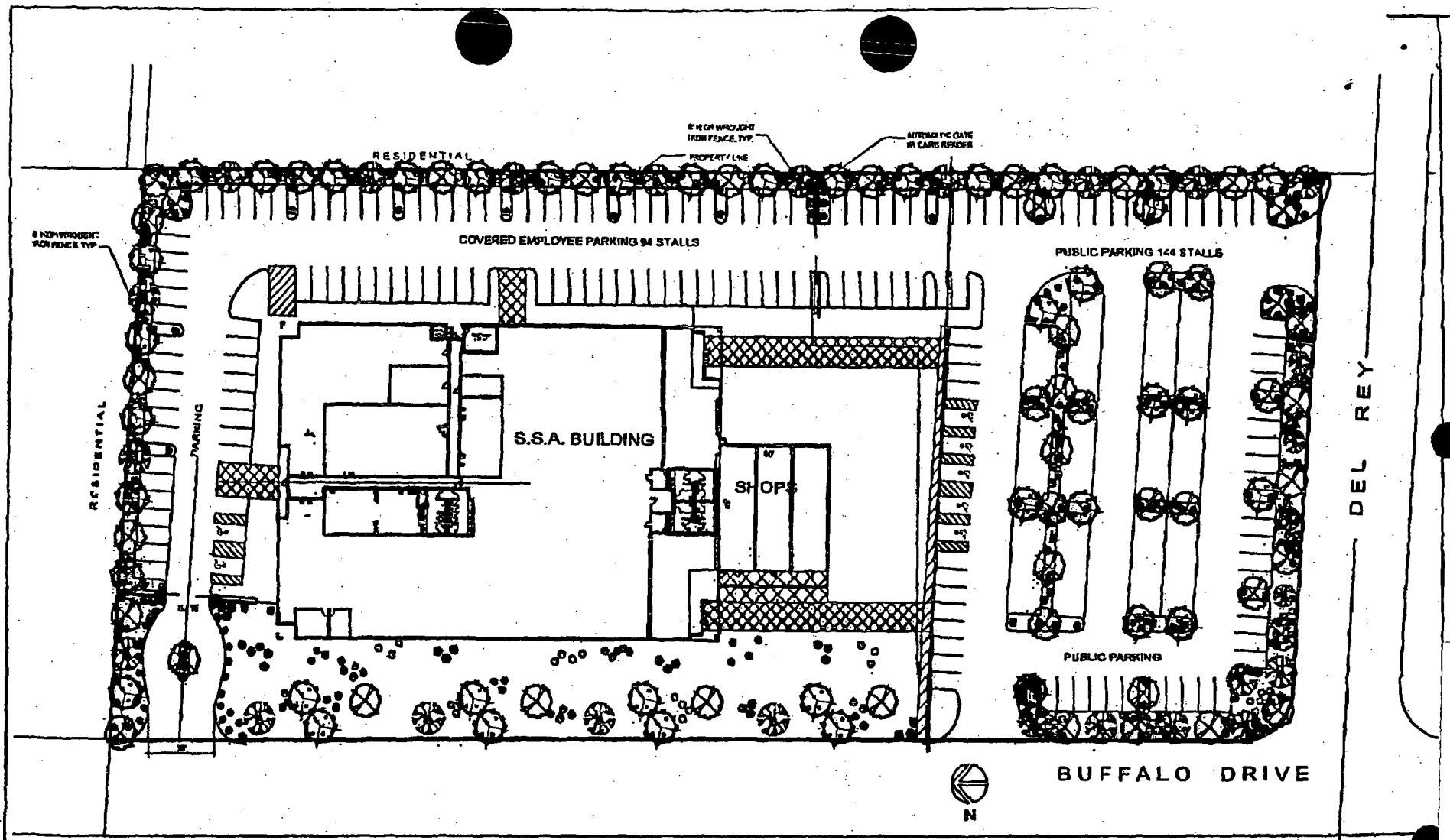
Print Name: WILLIAM L. CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83649-1
My Appointment Expires Aug. 25, 2007



LANDSCAPE SERVICES INC.

IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.

DATE: 10/06/03 | PAGE : 1 OF 1

INITIAL_____ DATE_____

LS 1.1

SCALE: NTS

STAFF

VAC-3178

11-20-03 PC

OCT 06 2003 09:08 FR LANDSCAPE-SERVICES CITY COUNCIL MEETING OF DECEMBER 17, 2003 PAGE 2723

** TOTAL PAGE.02 **

City of Las Vegas

Agenda Item No. 153

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 P.M. - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-2993, ZON-3176 AND VAC-3178 - PUBLIC HEARING - **SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST** - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). The Planning Commission (3-1-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1015	Planning Commission Mtg.	2
City Council Meeting	1265	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest petition with 1,265 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 filed under Item 150
5. Back up referenced from the 11/20/2003 Planning Commission meeting Item 11.
6. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 (attached to Item 150 [GPA-2993])

MOTION:

MACK – APPROVED subject to conditions and the following added condition:

- ***Install a fence around the property with gates and provide security to be determined by the Planning and Development Department.***

– Motion carried with GOODMAN, REESE and MONCRIEF voting No

NOTE: A previous motion for denial by MONCRIEF failed with GOODMAN, REESE and MONCRIEF voting Yes and BROWN, L.B. McDONALD, MACK and WEEKLY voting No.

City of Las Vegas

Agenda Item No. 153

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 153 – SDT-3177

MINUTES – Continued:

NOTE: COUNCILWOMAN MONCRIEF disclosed that Items 150 through 153 all relate to a parcel of land which lies within the Ward 1 neighborhood in which she lives. Her home is approximately one quarter of a mile from this site. She was advised by the City Attorney and believes that there is nothing that prevents her participation. The Ethics Code and Statute warns against participation when her financial interest would be at stake and those financial interests are different than those of any larger group of the interested persons. She has no evidence that this project would have any effect upon the market value of her property, therefore she has no financial interest in the results of this vote. Further, she believes that any noise, light or traffic created by the project would not affect her life nor would the completed structure even be visible from her property. Accordingly, the benefit or the detriment to her, which could result from this decision, is no greater than it is for any other member of the larger group of Ward 1 residents interested in the quality or development in this neighborhood. Therefore, she would participate in the decisions of these items.

NOTE: MAYOR GOODMAN disclosed that he and MR. MOLASKY have been friends for many years. MR. MOLASKY has been instrumental in the downtown redevelopment efforts and he will be developing the IRS building on a piece of property adjacent to the 61 acres that the City has acquired. However, this would not affect his vote, and therefore he will vote on all items.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 150 [GPA-2993], Item 151 [ZON-3176], Item 152 [VAC-3178], and Item 153 [SDR-3177] is made a part of the Final Minutes under Item 150 [GPA-2993].

(5:33 – 8:22)

6-479/7-1

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards

3. A waiver allowing the use of reflective glass is approved.

4. All development shall be in conformance with the site plan and building elevations.

City of Las Vegas

Agenda Item No. 153

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 153 – SDT-3177

CONDITIONS – Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.

13. The hours of operation for the accessory retail use shall be limited to that of the primary use.

14. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.

Public Works

15. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.

City of Las Vegas

Agenda Item No. 153

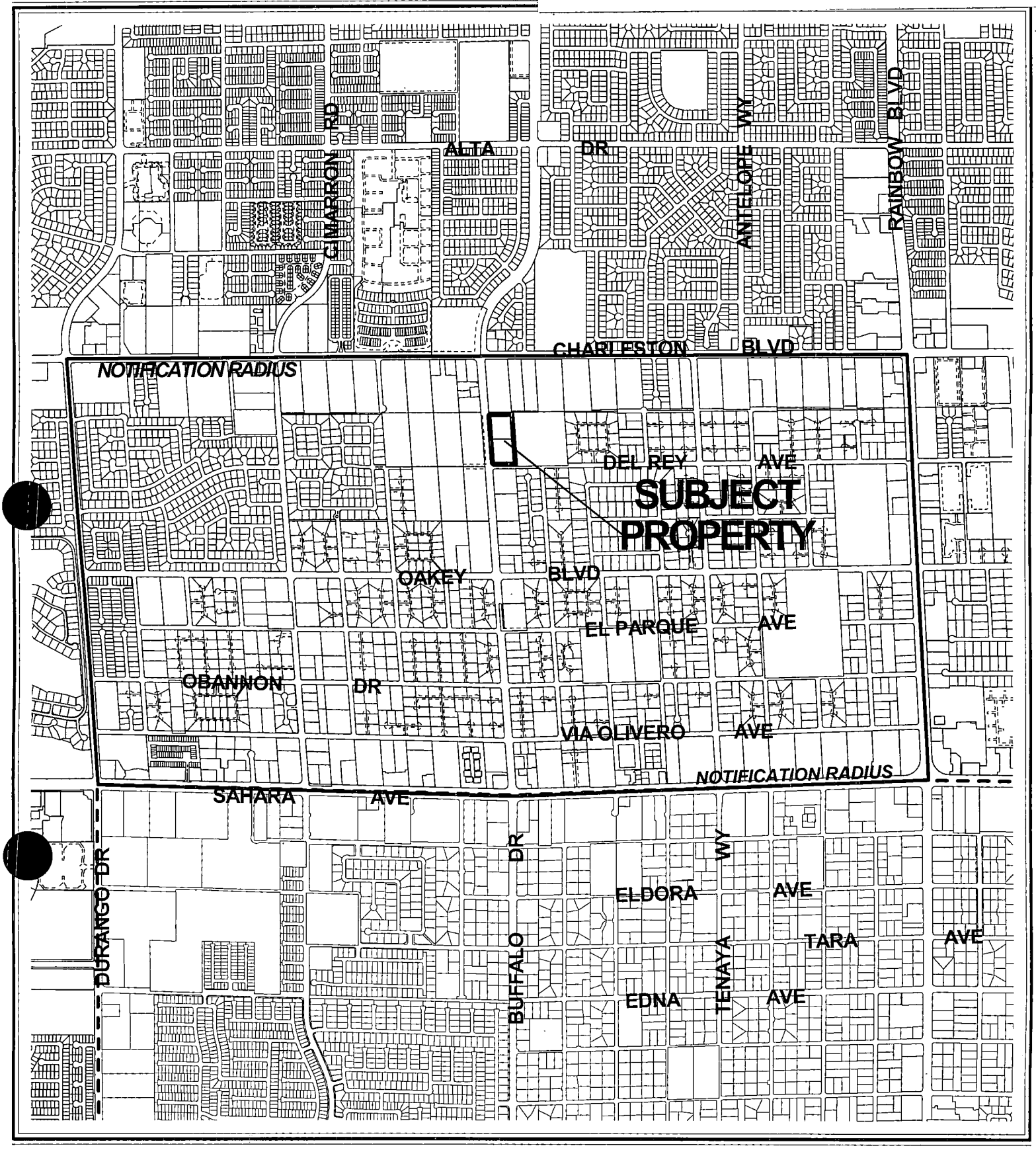
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 153 – SDT-3177

CONDITIONS – Continued:

16. 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.

17. 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.

18. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.



0 1000 2000 Feet

CASE: SDR-3177

RADIUS: 2 MILES & SPECIAL

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST

** CONDITIONS **

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards

3. A waiver allowing the use of reflective glass is approved.

4. All development shall be in conformance with the site plan and building elevations.

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.

13. The hours of operation for the accessory retail use shall be limited to that of the primary use.

14. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.

Public Works

15. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.

16. 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.

17. 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.

18. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.

SDR-3177 - Staff Report Page One
December 17, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for the approval of a Site Development Plan Review for a proposed 42,500 square foot office building with 38,600 square feet of office space and 3,900 square foot accessory use food/ retail wing with a request for a waiver from the commercial standard that prohibits use of reflective exterior glass. The building is proposed to be located on a 4.46 acre parcel located approximately between Charleston Boulevard and Del Rey Avenue on the east side of Buffalo Drive.

B) Applicant's Justification

The applicant states that the project is justified for several reasons. Buffalo Drive is a 100-foot right-of-way, therefore this project will serve as an ideal buffer between a primary arterial and single-family homes located east of the site. Since the project is a low intensity use with limited hours of operation, it will be harmonious and compatible with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

08/07/85	The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.
03/20/96	The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission recommended approval.
11/23/98	The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission and staff recommended approval.
11/20/03	The Planning Commission heard the following related items: General Plan Amendment (GPA-2993) they failed to reach a super majority, which is tantamount to denial, Vacation (VAC-3178) and Rezoning (ZON-3176) they recommended approval.

11/20/03 The Planning Commission voted 3-1-2 to recommend APPROVAL (PC Agenda Item #11).

B) Pre-Application Meeting

09/25/03 During a pre-application submittal conference the following was discussed:

- The Neighborhood meeting will be October 10, 2003.
- Food services are possible with the office use.
- A parking analysis is needed that also includes outdoor seating.
- The trash enclosure needs to be 50 feet from residential and covered.
- A waiver of the reflective glass proscription is wanted.

C) Neighborhood Meetings

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with a guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular were a concern.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
  - It is not on a bus route.
  - It is not adjacent to other commercial parcels.
  - There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

The proposal supports the Southwest Sector Land Use Plan and the General Plan in the following manner:

- This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services.
- This application supports Program C.2.3 of the General Plan that calls for the use of Office developments as buffers between low-density residential districts and more intensive uses such as Buffalo Drive.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X

There are no special districts or zones that affect this request.

PROJECT DESCRIPTION

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial street shown on the Master Plan of Streets and Highways, approximately between Charleston Boulevard to the north and Del Rey Avenue to the south.

The property has a multi-family development to north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large City of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	291Feet	Y
Min. Setbacks			
• Front	25 Feet	50 Feet	Y
• Side	10 Feet	80 Feet	Y
• Corner	15 Feet	256 Feet	Y
• Rear	15 Feet	75 Feet	Y
Max. Lot Coverage	30 %	22.36%	Y
Max. Building Height	2 Stories / 35 Feet	20'-6"	Y
Trash Enclosure	One	One	Y
Loading Zone	3	3	Y
Mech. Equipment	Screened from view		Conditioned
Lighting	Low intensity/ Cutoff Design		Conditioned

The project meets these standards of the Code.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

a) Proximity slope. With a distance of 78 feet from the residential property the 20'-6" tall building proposal meets the requirement.
b) Building setback. With a distance of 78 feet from the residential property the proposal exceeds the setback of 30 feet of the R-E (Residential Estates) zoning district.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
General Office	38,600 Sq. Ft.	1/300 GFA	129	5	212	5
Accessory Retail	3,900 Sq. Ft.	1/175 GFA	39	2	24*	2

* Ratio between provided regular and handicap spaces based on the Retail area is 10% of the overall building.

The proposal exceeds the parking requirements of Title 19.

Traffic/Parking Comments from the Department of Public Works:

The applicant must 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.

Del Rey Avenue was previously the subject of a Petition of Vacation (VAC-0003-00). Previous land use actions for this site were controversial in that neighborhood and residents were opposed to traffic being introduced into the neighborhood via Del Rey Avenue. The Petition of Vacation subsequently expired, but the Department of Public Works questions if a new Petition of Vacation for Del Rey Avenue should be resubmitted.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Trees/Space	42 Trees	42
Buffer: • Min. Trees	20 Trees/Linear Feet	93Trees	93
• Min. Zone Width	8 Feet		
• Wall height	8 Feet		

The proposal meets the landscaping requirements of Title 19.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Freestanding Signs: [Title 19.14.060.C.3]

Standards	**Allowed**	**Provided**
Maximum Number	1 / Street frontage 2 total	0 / Street frontage 0 total
Maximum Area	48 SF.	0
Maximum Height	12 Feet	0
Minimum Setback	5 Feet	0
Illumination	Internal/ External	N/A

Monument Signs: [Title 19.14.060.C.4]

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	0 / Street frontage 0 total
Maximum Area	60 SF /sign	0
Maximum Height	8 Feet	0
Minimum Setback	5 Feet	0
Illumination	Direct/Internal	N/A

Wall Signs: [Title 19.14.060.C.5]

Standards	Allowed	Provided
Maximum Number	1 / Tenant or Building Elevation that faces a street	2 for the South Elevation; 1 each for the retail suites
Maximum Area	10 % of Suite Elevation	16 sq ft, 12 sq ft South Elevation; 14 sq ft each Suite
Maximum Projection	2 Feet	Unknown
Illumination	Internal/External	Unknown

One wall sign will need to be removed from the south elevation. A condition has been added to reduce the number of signs on the south elevation to a single sign.

B) General Analysis and Discussion

- Zoning

The rezoning request (ZON-3176) will result in O (Office) zoning. This zoning district will be compatible with neighboring uses as the General plan states that Office uses are appropriate buffers between intensive uses and low density residential.

- Site Plan

The building will be located approximately centered on the parcels. Public access will be from the south end of the development with public parking accessed from a driveway near the northeast corner of Del Rey avenue and Buffalo Drive. Primary access for the employees will be from the northwest corner of the development. Parking for both employees and the public is more than sufficient.

- Waivers

A waiver of the mirrored glass proscription of the Commercial standards of Title 19 is part of this application. There is no objection to this waiver.

- Landscape Plan

A landscaped area approximately 50 feet wide will separate the building from the street. All sides of the development will have the correct amount of landscaping in buffer strips that are the proper width.

- Elevation

The building is proposed to be single story of tilt up wall construction. Variation of the elevations will be accomplished by a staggered roofline and multi-colored panels. The longest side of the building will be the east / west elevations. The front of the building will face south toward the public parking lot. The three retail suites will have an arcade across their front elevation.

- Floor Plan

The floor plan of the office portion shows an open plan of the entire area. Access to the office portion will be from the south for the public; the employee access will be from the north and east. The retail portion of the plan will be three suites of equal size with the entries of the suites facing to the west.

FINDINGS

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

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

   The proposed building will be a new structure on the subject site. The design of the building is compatible with development in the area, subject to meeting the requirements of Title 19.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed use is consistent with the General Plan and the land use provisions of Title 19.

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

Access to the site is via driveways from Buffalo Drive, classified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The access and roadways are adequate to meet the needs of the proposed development.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The building materials as proposed are appropriate for this type of office use in this area. The amount of parking lot and perimeter landscaping as shown meets the minimum standard of the Zoning Code. A request for one waiver to the commercial standard for mirrored glazing is part of this application.

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

The design, architecture and aesthetic features of the proposed development are satisfactory and will not have a negative impact on this site or on surrounding areas.

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

The proposed office building will be subject to inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended Conditions #3 and 17.

NOTICES MAILED 1,882 by Planning Department

APPROVALS 2

PROTESTS 1015

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3177 APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, LLC

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: William L Cullings

Print Name: WILLIAM L CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83649-1
My Appointment Expires Aug. 25, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3177 APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, LLC

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

____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S. Schneider, Trustee

Print Name: Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 2003

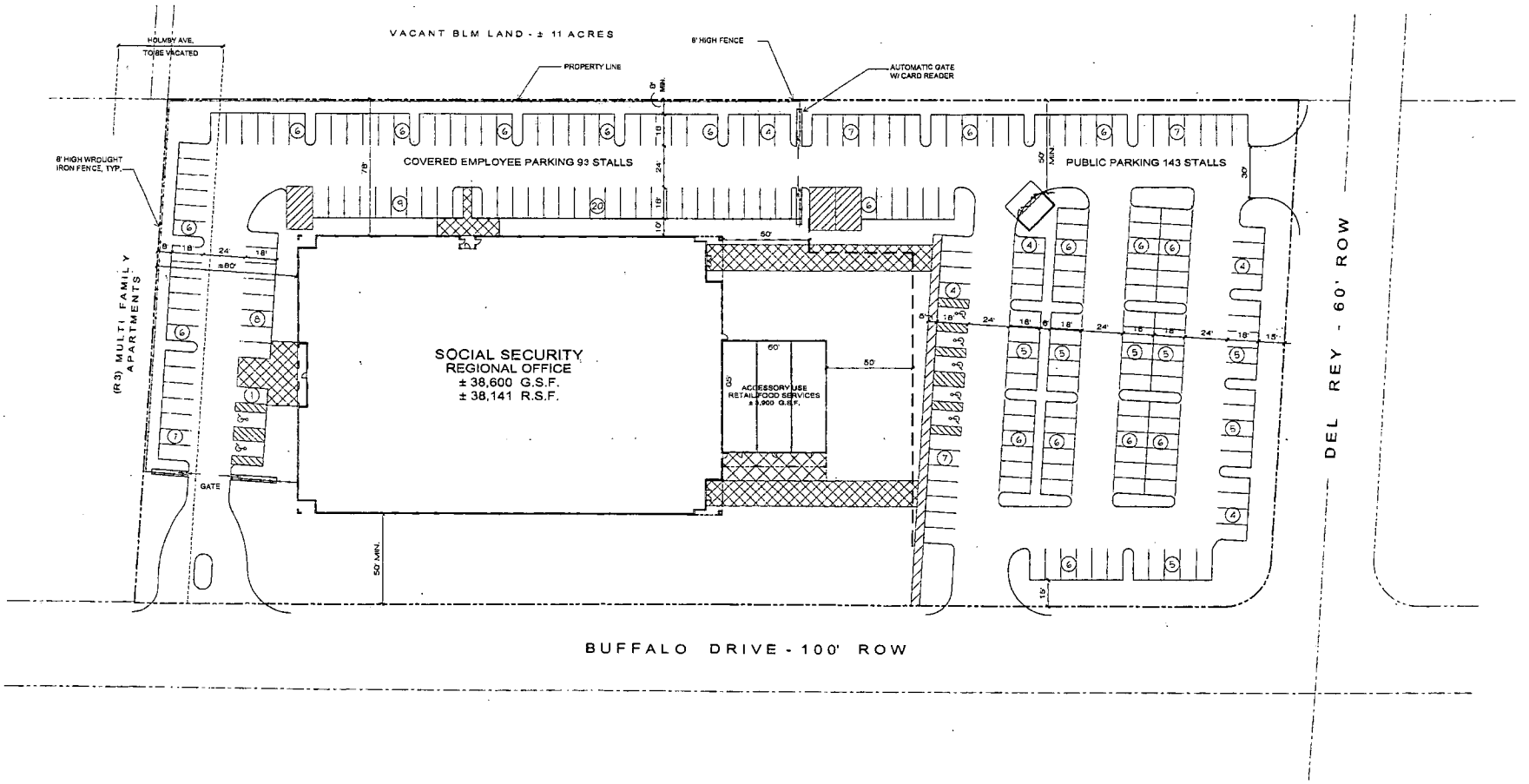
Angela Patterson /angela patterson

Notary Public in and for said County and State

State of Georgia

Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005



SITE SUMMARY

SITE AREA:	± 190,000 S.F. (± 4.36 AC)
BUILDING AREA :	42,500 G.S.F.
COVERAGE:	22.36 %
PARKING REQUIRED: (9' X 18')	169 CARS
38,600 S.F. OFFICE @ 1 CAR/300	129 CARS
3,900 S.F. RETAIL @ 1 CAR/100	39 CARS
PARKING PROVIDED:	236 CARS
S.S.A. EMPLOYEE PARKING	93 CARS
PUBLIC PARKING	143 CARS

DENOTES 15' x 25' LOADING SPACE

DENOTES TRASH ENCLOSURE

PROPOSED SITE PLAN FOR: S.S.A. - LAS VEGAS, NV.

HOWARD F. THOMPSON ARCHITECT
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)259-4613/FAX(702)259-4623

N

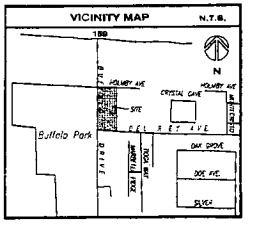
0 30 60

1"=30'-0"

This is a schematic consolidation/plan only. The information and boundary locations shown here have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any entity, public or private, installing the owner of this property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

JOB NO. 03-074-00 (PRJ/CIT/ /SitePlan-CITY.dwg 10-24-03

VICINITY MAP N.T.S.

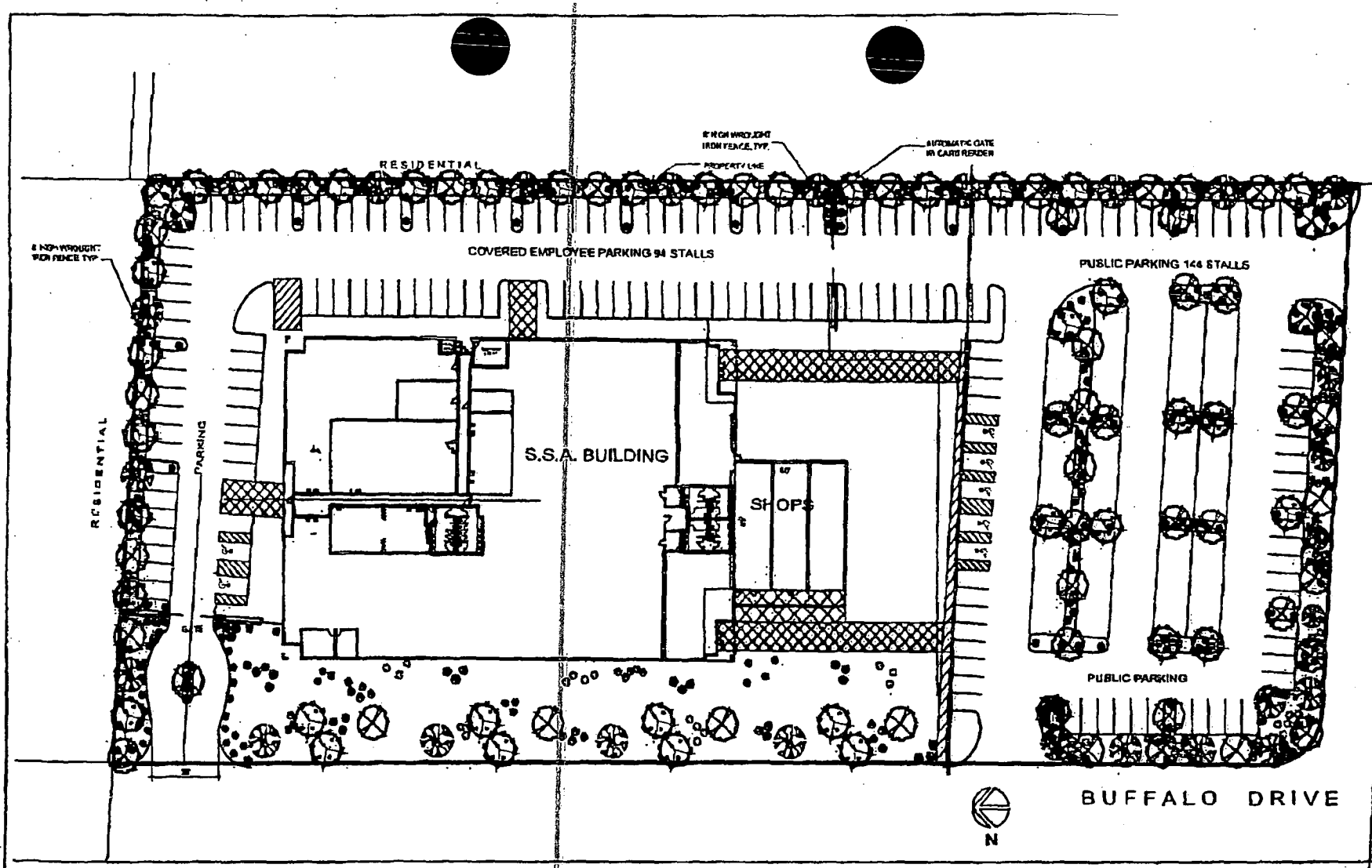


STAFF

REVISED 10.30.03

SDR-3177

11-20-03 PC



LANDSCAPE SERVICES INC.

IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.

DATE: 10/06/03 | PAGE : 1 OF 1

INITIAL_____ DATE_____

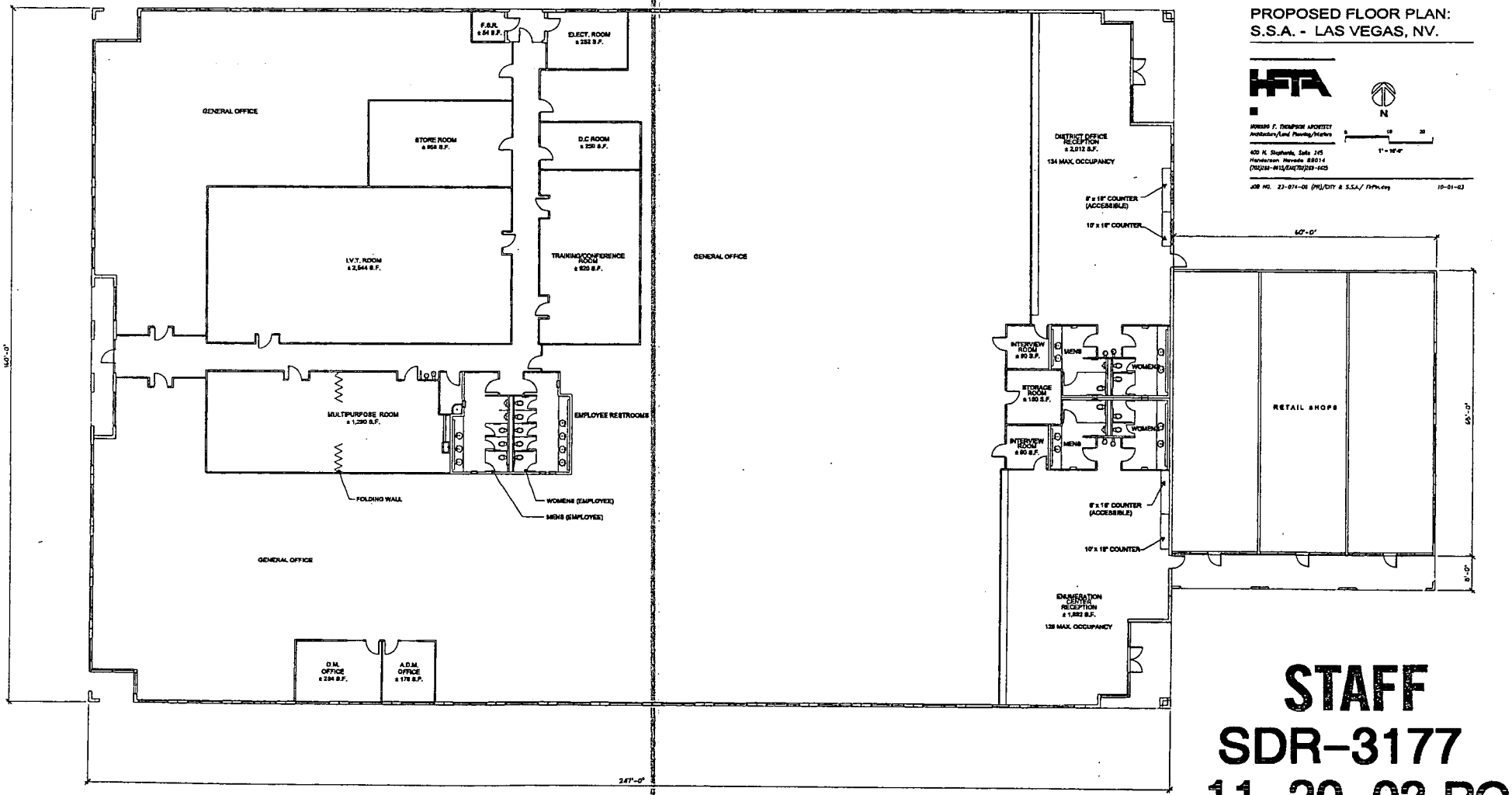
LS 1.1

SCALE: NTS

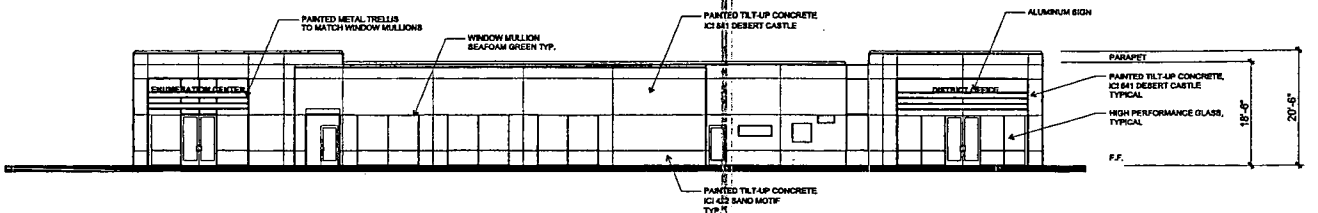
STAFF

SDR-3177
11-20-03 PC

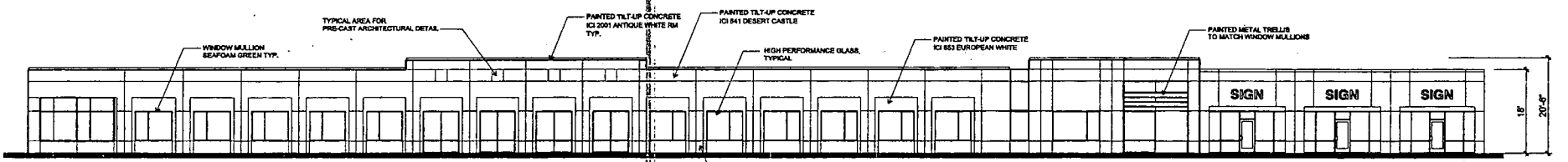
OCT 06 2003 09:08 FR LANDSCAPE-SERVICES 702 TO 7320727 P.02/02
CITY COUNCIL MEETING OF DECEMBER 17, 2003 PAGE 2742
** TOTAL PAGE.02 **



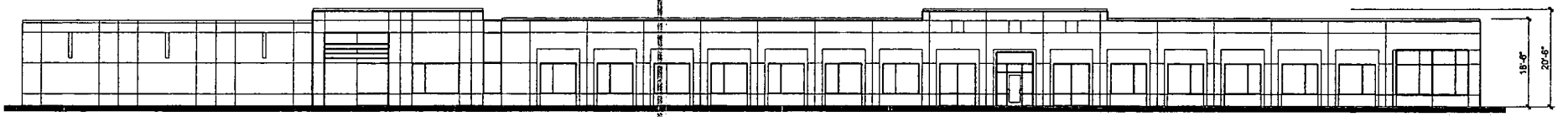
STAFF
SDR-3177
11-20-03 PC



SOUTH ELEVATION

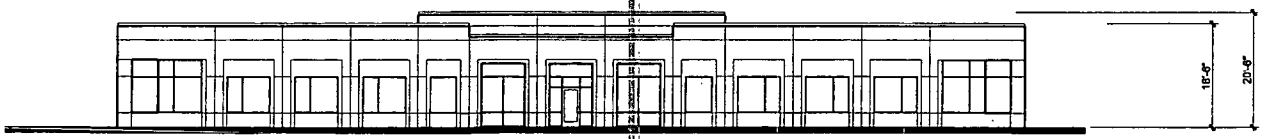


WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS
S.S.A. - LAS VEGAS, NV.



NORTH ELEVATION

HFA

STAFF

SDR-3177
11-20-03 PC

City of Las Vegas

Agenda Item No. 154

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

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, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

DB 4550 E. WASHINGTON AVE, DB 802 STEWART AVE, DB 2208 FAIRFIELD AVE, SUP-3144, SUP-3277, SUP-3254, SUP-3268, SUP-3269, SUP-3237, SUP-3266, VAC-3056, VAC-3255, VAC-3264, VAC-3282, VAR-3291, VAR-3350 and VAR-3236 – 1/7/2004 AGENDA

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

DEPARTMENT: CITY CLERK
DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:
ADDENDUM:

None.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 17, 2003

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:

TODD FARLOW, 240 North 19th Street, stated he was issued a $20.00 parking ticket while conducting business at 520 South 4th Street. He asked that additional parking spaces be made available near this facility.

(8:22 – 8:23)
7-3676

STEVEN "CAPTAIN TRUTH" DEMPSEY indicated that the County Commission revoked the liquor license for a topless bar in the County. He once again indicated that a dangerous situation exists at the Crazy Horse II. He showed pictures of people slumped against the building and MR. DEMPSEY believes that the individual was beaten.

(8:23 – 8:27)
8-63

ALMA RAMIREZ, 655 South Flower Street, Los Angeles, California, 90017, commended ROCIO SOLORZANO, City employee, City Manager's Office, who was polite, tactful, respectful, cordial and most informative. She was very impressed with MS. SOLORZANO and thanked the person who hired her. MS. RAMIREZ indicated that while on bus route 204 heading eastbound on Sahara Avenue, she encountered an unpleasant and rude African American female bus driver who told her to toss her drink. When she tossed her drink, which was sealed, it accidentally hit another African American female, who began a small argument. As a result, MS. RAMIREZ was assaulted and battered on the bus. The female bus driver threatened MS. RAMIREZ while the other female was attacking her. A male passenger tried to prevent the female passenger from hitting MS. RAMIREZ, but to no avail. A riot could have started on the bus. She tried to quell the situation, but the bus driver threatened to call the police, which MS. RAMIREZ would have welcomed so she could file an assault and battery report. However, the police were never called and when the bus stopped, JOHN THEODORE, Bus Supervisor was at

City of Las Vegas

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Citizen Participation

MINUTES – Continued:

the scene, but did not assist MS. RAMIREZ nor call the police. MS. RAMIREZ then decided to call the police from a Texaco gas station where she encountered two rude and hostile police officers, DARREN DARRYL, Badge #5731 and TERRY ROBERTS, Badge #5802. Tension is high between the African Americans and the Mexicans and this was not a pleasant visit for her. She will post this incident on her website, **www.anaheiminjustice.com** and **www.orangecountyinjustice.com**. She will also bring it to the attention of MAYOR CURT PRINGLE, who transcends racism, has been spectacular with all people and has provided equal access and protection to all people. This kind of problem will get out of hand if it is not controlled.

(8:27 – 8:30)
8-180

MEETING ADJOURNED AT 8:30 P.M.