

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown,  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
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In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Michael Mack*

Address:

*6257 Hill Haven*

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Las Vegas City Council  
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*[Handwritten signature]*

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*6077 Hill Haven Ave.*

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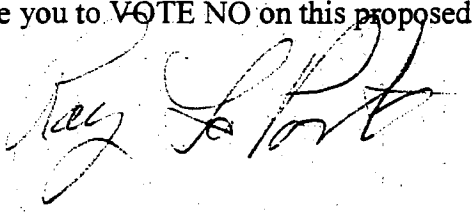
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*Kathy LaPorte*

Address:

*6285 Hill Haven  
NV 89130*

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Las Vegas City Council  
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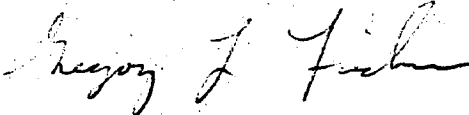
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Address: 6301 ~~HOLLOW CREEK~~  
HILL HAVEN AVE.

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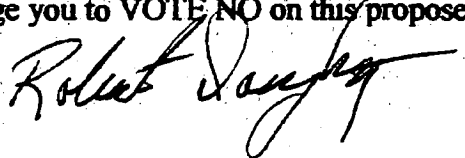
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6316 HILL HAVEN AVE  
L.V.

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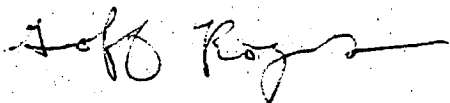
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Address:

6317 Hill Haven

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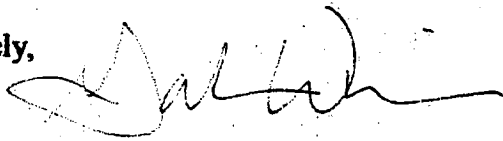
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6321 Hill Haven  
LV NV 89130

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*James L. Heath*

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6324 Hill Haven Ave.

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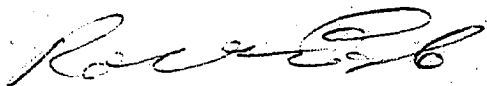
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4686 Belson  
89108

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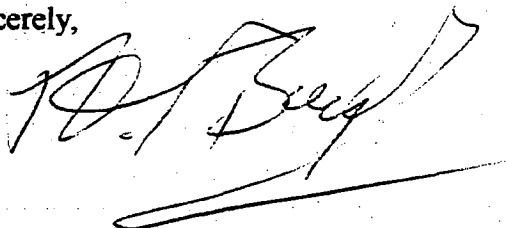
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**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

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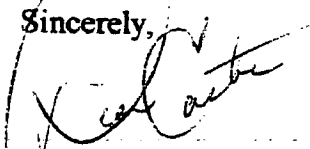
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There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6301 Proctor Rd  
89102

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Jeresa Sams*

Address:

*4237 Jasper Ave  
89107*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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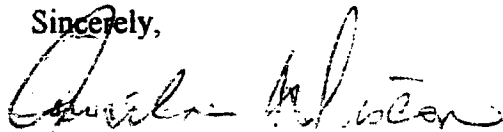
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Sincerely,



Address:

4316 Amethyst Dr.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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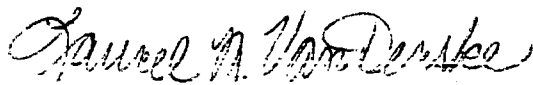
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I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6452 Gladiolus St.  
Las Vegas, NV 89119

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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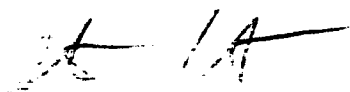
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Sincerely,

Address:

4140 Alameda Ave



**Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101**

**cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly**

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**I encourage you to VOTE NO on this proposed development.**

**Sincerely,**

*Louise Reed*

**Address:** *2488 Shakti Plant ex*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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I encourage you to VOTE NO on this proposed development.

Sincerely, *Bryan Lester*  
*Bryan Smith*

Address: *5810 McIlwaine*  
*LV nev 89131*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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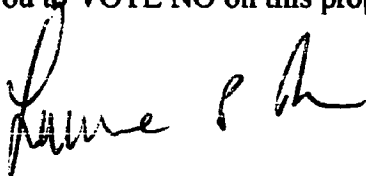
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Sincerely,



Address:

7075 W GOWAN

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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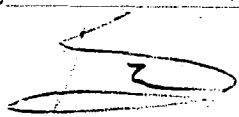
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Sincerely,



Address:

6440

STAR JASMINE

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*John D. Mack*

Address:

*6450 STEWART AVE  
CT*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,

*William Wyatt*

Address:

*6456 Star Jasmine*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,

*Robert Peterson*

Address:

*7004 Overhill Ave*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Randy Kuhn*

Address:

*7012 Overhill*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely,

Michael Alberts  
*Michael Alberts*

Address:

7025 Overhill Ave  
Las Vegas, NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
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cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

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In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

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There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

*Julio E. Garcia*

Address:

*7028 Overhill Ave.*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*David J. Schumaker*

Address:

7035 Canyonville Ave  
Las Vegas, NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

7037 Overhill Ave.  
LV NV 89129

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,

Address:

7105 OVERMAN

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely, *Russell W. Dylate*

Address:

*7112 Overhill AV  
LAS VEGAS NV 89129*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely, *Mavis + Adrian Burt* Address: 7113 Overhill Ave.  
Las Vegas, Nev. 89129

TEL. (702) 395-8603

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,

Address: 7124 OVERMILL AVE

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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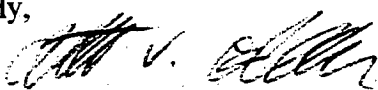
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Sincerely,



Address:

7137 OVERHILL AVE

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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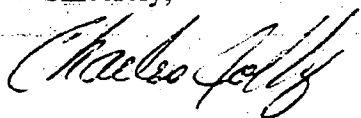
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Sincerely,



Address:

6109 MINERVA DR  
L.V. NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,

*Haley Davis*

Address:

*7133 Overhill Ave  
LAS Vegas NV 89129*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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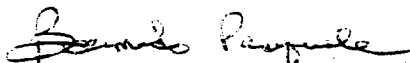
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Sincerely,



Address:

6424 E. Flamingo Ave  
85128

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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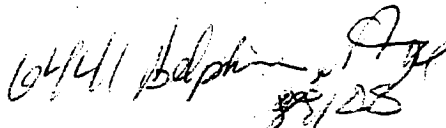
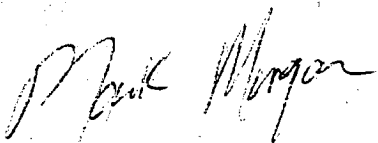
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Las Vegas City Council  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

Ronald Konz

Address:

6612 Delphinium

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Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Jerry Bunt*

Address:

*6625 Delphin*

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Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Ralph Miller Jr*

Address:

6640 Delphinium Avenue  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

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I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Sandra Morgan*

6441 Delphin Ave  
89105

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Beverlyn Hall*

Address:

*6651 Delphin Avenue  
89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely, *Kathryn Jones*

Address: 6700 W. Sheffield Dr

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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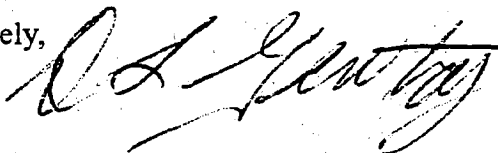
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I encourage you to VOTE NO on this proposed development.

Sincerely,



Address:

6701 SHEFFIELD DR  
LV NV. 89108

**Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101**

**cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly**

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**I encourage you to VOTE NO on this proposed development.**

**Sincerely,**

*Michael Mack*

**Address:**

*6708 Sheffield Dr  
89108*

**Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101**

**cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly**

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**I encourage you to VOTE NO on this proposed development.**

**Sincerely,**

**Address:**

*602-1-2-10*

**Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101**

**cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly**

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**I encourage you to VOTE NO on this proposed development.**

**Sincerely,**

**Address:**

*Michael Mack*

*8122 Shafter Dr*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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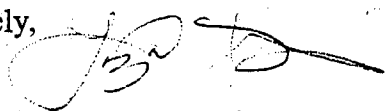
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Sincerely,



Address:

6721 Sheffield DR

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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6725 SHEFFIELD DR  
LV NV 89108

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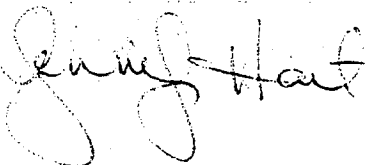
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Sincerely,



Address:

6800 Sheffield dr.  
Las Vegas NV  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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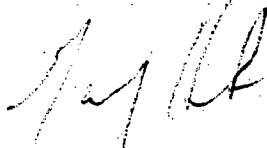
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Address:

6800 Sheffield Dr.  
L.V., NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Sincerely,

*Suzanne Applegate*

Address:

*4801 Shifford Ave*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,

Address:

6809 Sheffield Dr. Las Vegas

02/07/04

**Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101**

**cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly**

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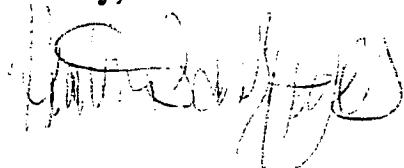
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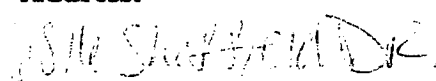
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**I encourage you to VOTE NO on this proposed development.**

**Sincerely,**



**Address:**



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

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Sincerely,

Address:

*Carl Gause*

*6520 Sheffield DR*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Lynette McDonald*

Address:

*6821 SHOFFIELD DR.  
LV NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Sincerely, 

Address: 4403 McBride Dr.  
Las Vegas, NV  
89103

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Debra McWilliams*

Address:

*4412 McBride Dr*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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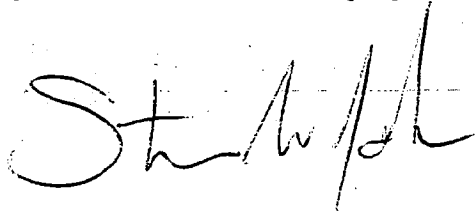
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Address:

4413 MCBRIDE DR  
LV NV 89108

Councilman Michael Mack  
Las Vegas City Council  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

Dale B. Long  
Dale B. Long

Address:

4413 McBride Dr.  
89108

Councilman Michael Mack  
Las Vegas City Council  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*John Doe*

Address:

*4416 Mc. Brice Drive  
Las Vegas NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Cyril Bruley*  
*Daniel Shuman*

*420 McBrid Dr.*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Chadine Eagle*

Address:

*4421 McBride Dr.  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Sincerely,

*Charlene Peagle*

Address:

*4421 McBride Dr.  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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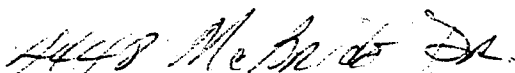
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Address:



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
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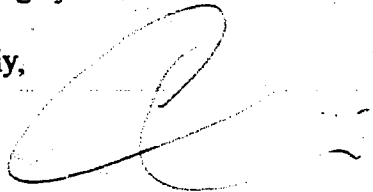
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Address:

4452 McBRIDE DR.  
89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Janet*

Address:

6700 Accent 4.

89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Michael Mack*

Address:

6704 Accent Ct.

89101

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Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

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In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,



Address: 6008 Ascent Court  
Las Vegas, NV 89103

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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**I encourage you to VOTE NO on this proposed development.**

Sincerely,

*Thomas Zandich*

Address: 6716 Accent Ct  
Las Vegas NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,



Address:

2/07/04  
6720 Acacia Ct  
Las Vegas, NV 89108

**Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101**

**cc: Oscar Goodman, Janet Monerief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly**

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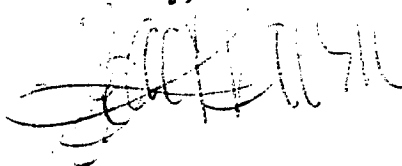
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**I encourage you to VOTE NO on this proposed development.**

**Sincerely,**



**Address:**

*8732 Accent Ct.  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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I encourage you to VOTE NO on this proposed development.

Sincerely,

Heidi J. Smith

Address:

6737 Accent Ct  
Acco LV, NV 89108

**Councilman Michael Mack**  
**Las Vegas City Council**  
**400 Stewart Avenue**  
**Las Vegas, NV 89101**

**cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly**

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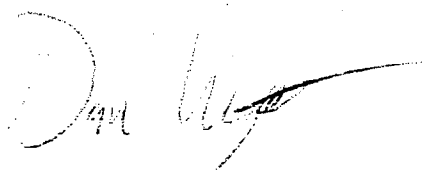
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**I encourage you to VOTE NO on this proposed development.**

**Sincerely,**

**Address:**



*6804 Hecent Ct  
Las Vegas, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,

Christine Montez

Address:

6813 Accent Ct

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

Cc: Oscar Goodman, Janet Moncrief, Lynette McDonald, Gary Reese, Larry Brown, Lawrence Weekly

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Sincerely,

*Erin H. Wason*

Address:

6817 Accent Court

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Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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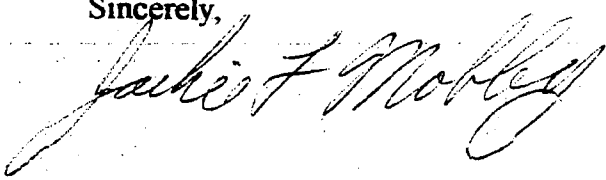
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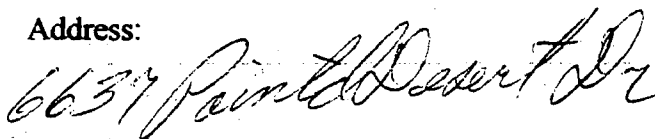
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Las Vegas City Council  
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Las Vegas, NV 89101

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Sincerely, 

Address:

6637 Painted Desert  
Las Vegas 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Allison Carr*

Address:

*1916 Port Promenade  
Las Vegas, NV*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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Address:

6364 Greenwood Ave  
Las Vegas 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Janet Moncrief  
Lynette McDonald

Gary Reese  
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Sincerely,



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4813 Americana Blvd ST.  
Las Vegas NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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Sincerely,

*Shanda Volley*

Address:

*4825 Americanwood St*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*John Mack*

Address:

*6350 Centaurus  
Las Vegas, NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
Larry Brown  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Spencer D. Mack*

Address:

*6356 Glenwood Ave  
LV, NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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Lawrence Weekly

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Sincerely,



Address:

4828 Gentle Pines Ct.  
89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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Sincerely,

*Wm. Mack*

Address:

*4801 Santa Fe Parkway*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Cassandra M. McMillan*

4816 GENTLE PINES CT  
LAS VEGAS NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Paula M. Huber*

Address:

*4329 Gentle Pines Ct.  
LV NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

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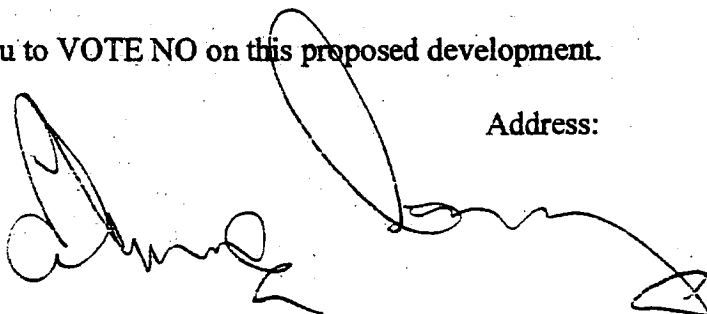
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I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:



Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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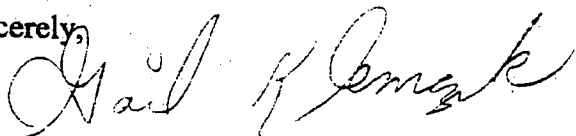
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Sincerely,



Address:

4813 GENTLE PINES  
LV, NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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I encourage you to VOTE NO on this proposed development.

Sincerely, *Merlene L. McDaniel*

Address: *6505 Quantum Lane*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
Larry Brown  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Bridget A. Kautzman*

Address:

*6409 Quantum Ln  
Las Vegas, NV  
89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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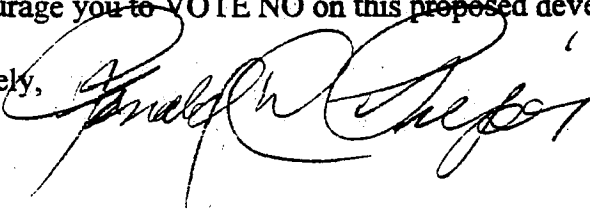
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Sincerely,



Address:

6429 Quantum Ln  
Las Vegas NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Janet Moncrief  
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Gary Reese  
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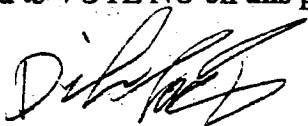
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Sincerely,



Address:

6408-QUINTUM-LN

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
Larry Brown  
Lawrence Weekly

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Address:

6516 Quantum Lane

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
Larry Brown  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Sonya Barton*

Address:

*5751 37th St Trail*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Janet Moncrief  
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Lawrence Weekly

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ZON-3486, GPA-3484 and SDR-3490

Dear Councilman Mack:

I am writing to express my opposition to the proposed rezoning for an apartment development to be located on the east side of Rainbow Boulevard just south of Lone Mountain Drive. Ovation Development, on behalf of Santa Fe Hotel, Inc., is requesting a change of zoning from Residence Estates and General Commercial to Medium Density Residential. This will allow Ovation to build a 426 unit apartment development adjacent to my neighborhood of single-family homes. This matter is scheduled to be heard by the Las Vegas City Council on February 18, 2004.

**I RESPECTFULLY REQUEST YOU VOTE NO ON THE PROPOSED REZONING.**

This extremely dense development will have the following negative impacts:

- Add nearly 800 new students to our currently overcrowded schools which already average 30-35 pupils per class, far exceeding the district average of 22 per class;
- Dump approximately 1000 cars daily onto Rainbow Boulevard at a point where it is only two lanes wide;
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In addition, there is currently no need for additional apartments in this area. There is currently an 8.3% vacancy rate among apartment complexes within a two-mile radius, despite deep discounting and move-in specials.

The representative for Ovation Development admitted at the January 22, 2004 Planning Commission hearing that no studies had been conducted to evaluate the impact of this extremely dense development on schools, traffic and public safety.

There ARE development alternatives available to Santa Fe Hotel, Inc. which would allow it fair use of its land while at the same time minimize negative impacts. There is a strong demand in the area for new single-family homes as evidenced by the hundreds currently under construction within a two-mile radius of the proposed development. All of these homes were sold before construction began.

I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Angie Smith*

*6517 Ovation Lane  
LV, NV 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
Larry Brown  
Lawrence Weekly

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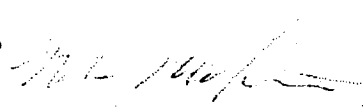
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Sincerely,



Address:

6521 CHANTRELLE LN  
LV NV  
89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Ernest M. Giger*

Address:

*6512 Quail Run*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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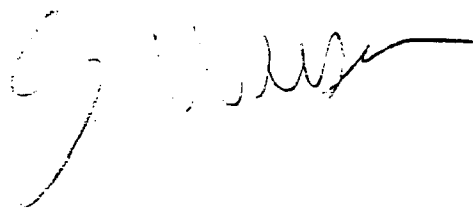
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Sincerely,

Address:



6529 Quatern  
LV NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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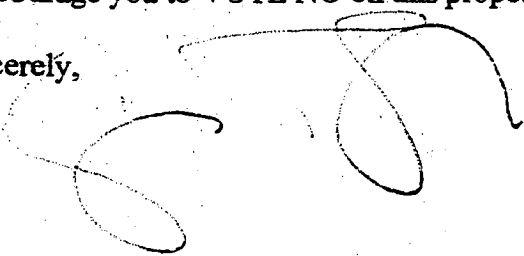
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Sincerely,



Address:

6441 Doby Pearl Dr.  
Las Vegas, NV 89108

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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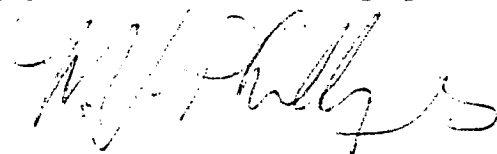
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Sincerely,



Address:

6441 DOBBY PEAK

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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I encourage you to VOTE NO on this proposed development.

Sincerely, *Analyn E. Cline*

Address: *4908 Pulsar Ct.  
Las Vegas, NV. 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Kevin C. Clive*

Address:

*4908 PULSAR CT.  
L.V., NV.*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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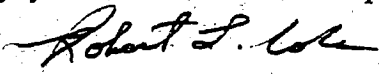
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Address: 4901 QUASAR CT  
L.V. NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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Sincerely,

*Dith Mortensen*

Address:

*307 Chimney Rise Ct.  
LV, NV 89108*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

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I encourage you to VOTE NO on this proposed development.

Sincerely,

Address:

*Deborah DeBella*

*6508 Cosmo Ln*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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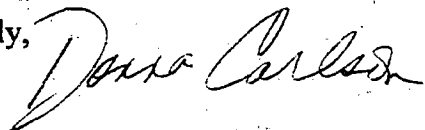
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Sincerely,



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6516 Cosmo Lane  
LV NV 89130

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Las Vegas City Council  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Edward Miller*

Address: 6524 105TH LN  
L.V. NV.

89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Monte Tettamanti*

Address:

6412 Cosmo Ln.  
Las Vegas, NV  
89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
Larry Brown  
Lawrence Weekly

RE: Ovation Development's Proposed 426 Unit Apartment Development for Santa Fe Hotel, Inc.  
ZON-3486, GPA-3484 and SDR-3490

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Sincerely,

Address:

6500 Quantum Ln  
Las Vegas, NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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6509 Quatern  
89130

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Las Vegas City Council  
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Las Vegas, NV 89101

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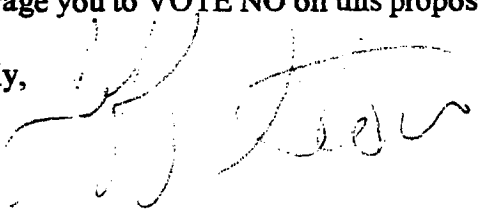
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Sincerely,



Address:

4908 E. 2nd St  
LV NV  
89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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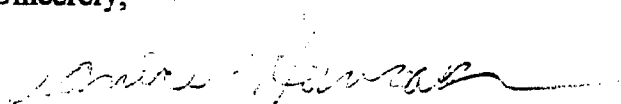
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Sincerely,

Address:



4917 Mega Lane  
L.V. NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Janet Moncrief  
Lynette McDonald

Gary Reese  
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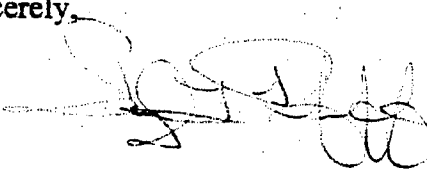
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Sincerely,



Address:

4929 Vega Lane  
Las Vegas, NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

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Sincerely, *[Signature]*

Address:

*4933 Vega Ln.  
Las Vegas 89130*

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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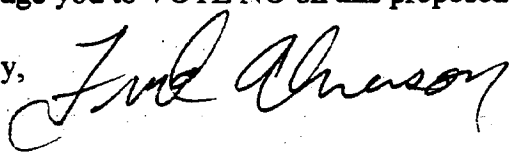
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Address:

9119 Moss Ct.

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Janet Moncrief  
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Gary Reese  
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Sincerely,



Address:

4905 Quasar Ct  
LV, NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

cc: Oscar Goodman  
Janet Moncrief  
Lynette McDonald

Gary Reese  
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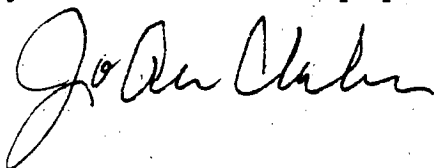
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Address:

4901 Planet Ct  
Las Vegas NV 89130

Councilman Michael Mack  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, NV 89101

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Janet Moncrief  
Lynette McDonald

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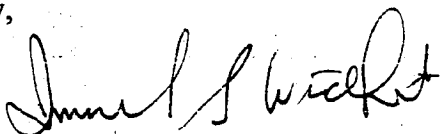
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Address:

6420 Cosmo Ln  
89130

Councilman Michael Mack  
Las Vegas City Council  
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Las Vegas, NV 89101

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I encourage you to VOTE NO on this proposed development.

Sincerely,

*Karen J. Sosniak*

Address:

*6416 Cosmo Ln  
89130*

ATTN: PLANNING COMMISSION

RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| Name              | Address                   |
|-------------------|---------------------------|
| JOSEPH TAITANO    | 6424 DOB, PEAK ✓          |
| OR JOSEPH TAITANO | 6425 DOB, PEAK ✓          |
| Marcie Thomas     | 6425 Painted Desert       |
| Linda Frei        | 7340 W. Lone Mtn. Rd      |
| Jim Ham           | 7340 W. Lone Mtn Rd       |
| Lere Peterson     | 6613 Painted Desert Dr.   |
| Kelli Ann Wood    | 4428 Eagle Point Rd 89108 |
| LEOPOLDO VIZCARRA | 6632 MESSENGER CT.        |
| Ana Vizcarra      | 6632 Messenger Ct.        |
| Joseph Jurcak     | 4720 BANISTER W.          |
| Michael Ham       | 6637 Painted Desert Dr.   |
| BETH STROUP       | 6517 PAINTED DSRT. DR.    |
| Bob STROUP        | 6517 PAINTED DSRT. DR.    |

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| OK - JOSEPH TATIANO | 60425 DOB. PEAK ✓         |
| Marcie Thomas       | 60425 Painted Desert      |
| Linda Frei          | 7340 W. Lone Mtn. Rd      |
| Jim Ham             | 7340 W. Lone Mtn Rd       |
| Lore Peterson       | 6613 Painted Desert Dr.   |
| Hollis Wood         | 4478 Eagle Point Rd 89108 |
| LEOPOLDO VIZCARRA   | 6632 MESSENGER CT.        |
| Ana Vizcarra        | 6632 Messenger Ct.        |
| Joseph Jurak        | 4720 SAN VISTAR W.        |
| Michael Ham         | 6637 Painted Desert Dr.   |
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[illegible]

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Name

## Address

Carolyn Meyer 6613 Painted Desert Dr.  
 Larry Long 6647 Lone/barrow  
 Carolyn Meyer 6648 Peak Drive LV NW  
 Kelly Long 6512 Doby Peak Dr LV NW 89108  
 John Long 6425 Whirlarrow Peak LV 89108  
 Keith Long 6425 Wheelbarrow Peak Dr. LV 89108  
 Susan Laughman 4425 Look Out Peak Wnty LV 89108  
 Mike Laughman 4425 Lookout Peak Wnty LV 89108  
 James Walker 6432 Doby Peak Dr LV 89108  
 Shannon Long 6647 Painted Desert Dr LV 89108  
 Selene Falciano 6666 Rhineland Dr ER NE 89108

**ATTN: PLANNING COMMISSION****RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

The below signed intend to express **strong disapproval** of the proposed zone change of the property legally described as being a portion of the north half (N1/2) of the northwest quarter (NW1/4) of section 2, township 20 south, range 60 east, M.D.M., that is being requested by the Ovation Development on behalf of Santa Fe Hotel, Inc. to amend **and/or** rezone the above mentioned property.

I/We **OBJECT** to the request for change or amendment from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) for the proposed use of a 417 unit, two-story apartment complex.

Signed:

| <u>Name</u>            | <u>Address</u>                   |
|------------------------|----------------------------------|
| <u>David Hendegard</u> | <u>6640 PAINTED DESERT DR.</u>   |
| <u>John E. Gels</u>    | <u>6641 Painted Desert DR</u>    |
| <u>Mark Dowlen</u>     | <u>6501 Painted Desert Dr</u>    |
| <u>Mark Mobley</u>     | <u>6637 Painted Desert Dr</u>    |
| <u>Mark De</u>         | <u>6624 Painted Desert DR</u>    |
| <u>Lib Nelson</u>      | <u>6645 Painted Desert</u>       |
| <u>Lee E. Wabba</u>    | <u>6332 Yankee Meadow Circle</u> |
| <u>MOE Rayner</u>      | <u>6600 Painted Desert dr</u>    |
| <u>JO Rayner</u>       | <u>6600 Painted Desert DR</u>    |
| <u>Carney Doulton</u>  | <u>6500 PAINTED DESERT DRIVE</u> |
| <u>Mark De</u>         | <u>6641 Painted Desert Dr</u>    |
| <u>Mark De</u>         | <u>6642 Painted Desert</u>       |
| <u>Mark De</u>         | <u>6643 Painted Desert Dr</u>    |

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Signed:

Name

Address

**Frank/Shirley Comparoni 4614 Balsam St**

Howard Coelian

4701 Balsam St.

Elizabeth A. Anderson

4687 Balsam St

Robert Eagle

4676 Balsam St

Lina Gallegos

4661 Balsam St. N. 89108

Corra Gallegos

" " " " " 89108

ST Morgan

4053 Compass Lane 89108

Shen Lyman

6432 Wheelbarrow Dr. 89108

JAMES E Lyman

6432 WHEELBARROW DR. 89108

JACKIE REELEY

4722 BALSAM ST LV 89108

Robert Lyman

4742 Balsam St 89108

John Lyman

4702 Balsam St 89108

Kelph Breyer

4722 Balsam LV 89108

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Signed:

Name Jim Krieger James Krieger Address 6613 Painted Desert Dr.  
LV, NV 89108

DIANE DAGUE 3036 GENTLE BREEZE

Donna 4456 Highland Dr

John 4429 Wheelbarrow

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Signed:

Name DARRYL VARNUM Address 6601 PINEWOOD DR DBSPO

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

**RE: ZON-3486, GPA-3484 AND SDR-3490 REZONING REQUESTS**

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| Name               | Address                       |
|--------------------|-------------------------------|
| Scott Perkins      | 6636 Wheelbarrow Peak 89108   |
| Michael Ray Thomas | 6636 Painted Desert Dr. 89108 |
| Vanessa            | 6541 Wheelbarrow Peak 89108   |
| Glenn H. Harrison  | 7104 Old Village Lane —       |
| Johnny W. W. W.    | 4053 OVERBROOK                |

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Signed:

Name

Address

|                         |                                       |
|-------------------------|---------------------------------------|
| <u>Ted D. Danville</u>  | <u>6644 Painted Desert Dr.</u>        |
| <u>Gross Dannelly</u>   | <u>6644 Painted Desert Dr.</u>        |
| <u>James E. Murphy</u>  | <u>6613 Messenger Ct. LV</u>          |
| <u>Theresa Hallford</u> | <u>6640 Painted Desert Dr. LV-NV</u>  |
| <u>Brother Reed</u>     | <u>6612 Painted Desert Dr.</u>        |
| <u>John Reed</u>        | <u>6612 Painted Desert Dr.</u>        |
| <u>Theresa Grace</u>    | <u>7104 Junction Village CL 89129</u> |
| <u>Billy Vennice</u>    | <u>7129 Junction Village CL 89129</u> |
| <u>Linda Lehigh</u>     | <u>7129 Junction Village CL 89129</u> |
| <u>Patricia Lehigh</u>  | <u>7129 Junction Village 89129</u>    |
| <u>John Lehigh</u>      | <u>6644 Painted Desert Dr.</u>        |

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Signed:

| Name              | Address                     |
|-------------------|-----------------------------|
| Janet Day         | 4408 McBride Dr.            |
| Ed. Bott          | 6429 Doby Peak Dr.          |
| Shawn McGraw      | 6509 Doby Peak Dr.          |
| Ingrid R Galliano | 7108 Old Village Ave        |
| Ed Bott           | 6429 Doby Peak Dr.          |
| Michael           | 7033 VILLAGE SHOR           |
| M. J. Phillips    | 6441 DOBY PEAK DR.          |
| Ed Bott           | 6441 DOBY PEAK DR.          |
| Rose Marie Bott   | 6429 Doby Peak Dr.          |
| Barry Costello    | 6240 SIERRA PINES COURT     |
| Liz Wasielowski   | 6240 SIERRA PINES CT.       |
| Linda Kohnert     | 6224 Sierra Pines Ct.       |
| Ed Bott           | 6224 Sierra Pines Ct.       |
| Thelma Boykin     | 4452 Midway Ln Las Vegas NV |
| James C. Boykin   | 4452 Midway Ln Las Vegas NV |

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Signed:

| Name           | Address                  | Zip   |
|----------------|--------------------------|-------|
| ROGER KEHL     | 4597 N. BAZ              | 89108 |
| Brad Vowles    | 6428 Wheelbarrow Peak Dr |       |
| KAROLIN VOWLES | 6428 Wheelbarrow Peak Dr | 89108 |
| Ben Gallegos   | 4661 Balsam Las Vegas    | 89108 |
| MAR+DAY        | 4666 Balsam St           |       |
| Taghe          | " "                      | " "   |
| E Weidner      | 1532 Cushman Dr          |       |
| M. J. STRAIN   | 4723 BALSAM              | 89108 |
| NAY LANNON     | 4723 BALSAM              | 89108 |
| KEITH GLAZE    | 6409 FAITH PEAK DR.      | 89108 |

ATTN: PLANNING COMMISSION

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Signed:

Name

Address

DAVID THOMSEN 4120 McBride Dr.

Cyd Bivaly 4420 McBride Dr.

Priestley Thomsen 4600 McBride Dr.

Michael L. Hutton 6433 Faith Peak Dr.

Patricia Lyman 6765 Desert Haven Rd.

Carl Mullen 3608 Old Castle Dr.

Charlie Garcia 4455 McBride Dr.

James D. Hutton 6639 1/2-Highway 99 NE



**CITY COUNCIL MEETING OF**  
**February 18, 2004**

**COMBINED VERBATIM TRANSCRIPT – ITEMS 137, 138 and 139**

**Combined Verbatim Transcript: Items 137, 138 and 139**

**GPA-3484, ZON-3486, AND SDR-3490 – OVATION DEVELOPMENT ON BEHALF OF  
SANTA FE HOTEL, INC.**

**Appearance List:**

GARY REESE, Mayor Pro Tem

MICHAEL MACK, Councilman

LYNETTE BOGGS McDONALD, Councilwoman

TOM AMICK, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Pkwy

JACKIE REELEY, 4722 Balsam Street

FIRST UNIDENTIFIED MALE

TODD DONNELLY, 6644 Painted Desert Drive

JOHN WAUCHEK, 6237 Sierra Pines Court

CHRISTOPHER SMITH, 6441 Doby Peak Drive

ORVIE DAHL, 6204 Sierra Pines Drive

OSCAR GOODMAN, Mayor

KAREN DYKA, 6501 Wheelbarrow Peak Drive

LARRY VOSS, 6641 Painted Desert Drive

JACK MOBLEY, 6637 Painted Desert Drive

ROBERT EAGLE, 4686 Balsam Street

STEVE "CAPTAIN TRUTH" DEMPSEY

TOM McGOWAN, a Las Vegas resident

SECOND UNIDENTIFIED MALE

THIRD UNIDENTIFIED MALE

TODD FARLOW, 240 N. 19<sup>th</sup> Street

FOURTH UNIDENTIFIED MALE

BRYAN SCOTT, Deputy City Attorney

ROBERT GENZER, Director, Planning and Development Department

ALLEN MOLASKY, 1117 Trophy Hills Drive

FIRST UNIDENTIFIED FEMALE

**CITY COUNCIL MEETING OF**  
**February 18, 2004**

**COMBINED VERBATIM TRANSCRIPT – ITEMS 137, 138 and 139**

31 FIFTH UNIDENTIFIED MALE  
32 SECOND UNIDENTIFIED FEMALE  
33 BART ANDERSON, Public Works  
34  
35 (5:02 – 6:03)  
36 5-1713/6-1  
37 61 minutes  
38 Typed by: Stacey Campbell and Angela Crolli  
39 Proofed by: Gaby Portillo-Brenner

**CITY COUNCIL MEETING OF**  
**February 18, 2004**

**COMBINED VERBATIM TRANSCRIPT – ITEMS 137, 138 and 139**

41 **MAYOR PRO TEM REESE**

42 Item 137, 138 and 139 –

43

44 **COUNCILMAN MACK**

45 Mayor Pro Tem, can we take a five-minute recess?

46

47 **MAYOR PRO TEM REESE**

48 Can we get going? It will only take a few minutes, won't it?

49

50 **COUNCILMAN MACK**

51 Ok.

52

53 **MAYOR PRO TEM REESE**

54 Item 137 is not to be heard before 4:30 p.m., it's now two minutes to five. General Plan  
55 Amendment, Public Hearing, GPA-3484 Ovation Development, on behalf of Santa Fe Hotel,  
56 Incorporated. Request to amend a portion of the Centennial Hills Interlocal Land Use Plan from  
57 SC (Service Commercial) to M (Medium Density Residential) on 17.80 acres adjacent to the east  
58 side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road. This is in  
59 Ward 6. A portion of that original, that portion of the original application plan on Rancho Drive  
60 is no longer a part of this application. Planning Commission was a 3-0-2 vote on a motion for  
61 approval, failed to obtain a super majority vote, which is tantamount to denial. Staff  
62 recommends approval.

63 Item 138 is also not to be heard before 4:30 p.m. Rezoning related to GPA-3484, Public  
64 Hearing, ZON-3486, Ovation Development, on behalf of Santa Fe Hotel Incorporated. Request  
65 for a rezoning from RE (Residence Estates) and C-2 (General Commercial) to R-3 Medium  
66 Density Residential on 17.80 acres adjacent to the east side of Rainbow Boulevard  
67 approximately three hundred and fifty feet south of Lone Mountain Road. Planning Commission  
68 with a 3-0-2 vote and staff recommend approval, subject to conditions. And, Item 139 is also  
69 not to be heard before 4:30. Site Development Plan Review related to GPA-3484 and ZON-  
70 3487, Public Hearing, SDR-3490, Ovation Development, on behalf of Santa Fe Hotel

**CITY COUNCIL MEETING OF**  
**February 18, 2004**

**COMBINED VERBATIM TRANSCRIPT – ITEMS 137, 138 and 139**

71 Incorporated. Request for a Site Development Plan Review for a four hundred and twenty six  
72 unit residential development on 17.80 acres adjacent to the east side of Rainbow Boulevard,  
73 approximately 350 feet south of Lone Mountain Road. Planning Commission with a 3-0-2 vote  
74 and staff recommend approval, subject to conditions. Applicant's present, I'll declare the Public  
75 Hearing open. Mr. Amick?

76

77 **COUNCILWOMAN MCDONALD**

78 Mr. Mayor Pro Tem, if I could just make a clarification, and I just, on Items 137 through 139, I  
79 wanted to clarify for the record that although these items note that they are on behalf of the Santa  
80 Fe Hotel – that, this pertains to the previous interests held by the Loudin Family and not the  
81 current owners of the property. And, my position as an outside Director for Station Casinos is  
82 not a consideration on these items, as they have no material impact on the Santa Fe Station Hotel  
83 or the property on which it sits.

84

85 **MAYOR PRO TEM REESE**

86 Thank you. Mr. Amick?

87

88 **TOM AMICK**

89 Thank you, Mayor Pro Tem, Council. Tom Amick, 3800 Howard Hughes Parkway. Here on be,  
90 excuse me, here on behalf of the applicant, Allen Molasky and his company, Ovation  
91 Development, on this project. This is a GPA, a Zone change and a Site Plan Review for a multi-  
92 family project on approximately seventeen and a half acres. It's located immediately south of  
93 the Santa Fe Station Hotel/Casino, just south of Lone Mountain Road. We are between  
94 Rainbow, here to our west, Rancho to our east, approximately 700 feet east of 95 or so. So,  
95 that's the general location of this property. This property is currently planned for Service  
96 Commercial development, thus, the need for the GPA to the Medium Density residential, which  
97 allows, for our request of density, of up to 25 units to the acre.

**CITY COUNCIL MEETING OF**  
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**COMBINED VERBATIM TRANSCRIPT – ITEMS 137, 138 and 139**

98 The current zoning for this property, if you can kind of picture an imaginary line where I'm  
99 drawing here, it's split. There's C-2 on the frontage portion, or in towards Rancho, and R-E on  
100 the rear portion. That's the existing zoning. So, we got a – piece that's planned for Service  
101 Commercial with split zoning that's on there now. As far as the – surrounding area, as I  
102 mentioned, this is the Lone Mountain overpass, this, the Santa Fe station is north of Lone  
103 Mountain. These properties are generally vacant. There are some scattered residences between  
104 Rainbow and the freeway here. There's a, existing R-1 development there on Painted Desert, to  
105 our immediate south. These properties are vacant on the frontage of Rancho. They're all  
06 existing C-2 zoning, with the exception of this piece here, which is where the convenience store  
107 sits. There's also a fire station here, on the corner.

108 This is an infill piece of property. It's always been vacant. There have been a lot of proposals  
109 for this piece, come and gone, none have – come to fruition. You're gonna hear about a multi-  
110 family project that was proposed for this piece a few years back, in 1998. That application was  
111 eventually withdrawn. Today, six years later, there are some key differences, which staff does  
112 an excellent job noting in their report, from this project as opposed to the one that was previously  
113 withdrawn. First, one of the reasons that staff had recommended denial of the previous  
114 application was, the loss of potential commercial property in the area. With the – emergence of  
115 Town Center, all of the commercial for the northwest has now been moved and located in the  
16 Town Center area, so, that's where we've made the decision to concentrate all of our commercial  
117 uses.

118 So, that concern is no longer exists, with this project. In the last six years there have been no  
119 commercial applicants on this site. It's remained vacant. There just isn't a desire or a need for a  
120 commercial development on this site. This application prefards, provides a – far better buffer  
121 than the previous application, in terms of where we are in our buildings and how far we placed  
122 them away from the residences. That previous application, that was a 3 story product across the  
123 entire thing. It had buildings as close as 50 feet to the residential property line and did not have  
124 as an imaginative design in terms of open space, or the amount of open space that this project  
125 has. So, we think your staff's done an – excellent job in differentiating between the two  
126 applications.

127

**CITY COUNCIL MEETING OF**  
**February 18, 2004**

**COMBINED VERBATIM TRANSCRIPT – ITEMS 137, 138 and 139**

128 It needs to be pointed out that the existing land use for this site, and including the existing zoning  
129 for this site, would allow for a wide range of commercial uses associated, with the associate  
130 noise, traffic, lighting that Service Commercial development would allow. We think that a  
131 residential project, particularly one designed with, to the quality that Mr. Molasky does his  
132 projects, is gonna create a, have a far less impact on – adjacent neighbors than a commercial  
133 project would.

134 If you look at the detail of our plan, we have about 400 units, combination of 1, 2 and 3 bedroom  
135 units. The majority of the units have attached garages. We have a club house and pool located  
36 in the northern portion of our site. Approximately six and a third acres of the seventeen and a  
137 half is dedicated open space. That's almost a third of our total acreage. We have a gated access  
138 here, on Rainbow. We meet all of our parking requirements. We don't have any variances. We  
139 don't have any waivers associated with our application, and we don't have any three story  
140 product. Everything's two story or under 35 feet.

141 These folks here in Painted Desert, they have a right to be concerned with what goes, with –  
142 what's gonna be developed north of them, and we think we've done an excellent job in how  
143 we've approached it. First, we've met our residential adjacency standard here, along our  
144 southern property line. That's the standard that requires us to meet, be three times the height of  
145 our building away from those homes. Our buildings are 35 feet, we have to be one hundred and  
146 five feet away from the homes, and we've done that. We've put parking in there, we've put two  
147 rows of landscape, landscaping in there. So, we think we've done a good job orienting the  
148 buildings away.

149 Next, you can see on the buildings that are adjacent to the property line here, we have oriented  
150 them perpendicular to the property down here, so you don't see a big, long building when, if,  
151 when you're living in these homes here. You see the ends of buildings. And, I'd like to show  
152 you the elevation of what you're going to see. This would be the typical end of these buildings  
153 right here, with the attached garages. The reason I want to point this out, this is one unit. It's a  
154 carriage unit above these garages here. The reason why that's relevant is, there are one, two,  
155 three, four, five, six, seven, you could say eight, nine people, that are going to be facing and  
156 looking out to the residences across from them. There are one, two, three, four, five, six, seven,  
157 eight homes that are adjacent to us, and we didn't do that by accident. We spent a lot of time

**CITY COUNCIL MEETING OF**  
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**COMBINED VERBATIM TRANSCRIPT – ITEMS 137, 138 and 139**

158 trying to figure out how we could soften – that edge for them. So, I wanted to – make sure we  
159 pointed that out.

160 The Planning – Commission, they requested that we beef up our landscaping in both of these  
161 landscaping strips, we did it. That condition is reflected in your staff report. I'm gonna show  
162 you a few of the elevations. This project is basically modeled after the Firenze project that –  
163 Ovation is doing currently at Russell and Boulder Highway, and I just wanna show you some  
164 elevations of the architecture and the type of product that we anticipate building on this site.  
165 You can see that the stone that's in place, that's the way it exists out there at Russell and  
66 Boulder, and we anticipate doing a very, very similar project to this one. Those are just the  
167 elevations for you real quick.

168 There are a couple of issues that came up at the Planning Commission that I wanna – go back  
169 and hit. I did, actually, on one with the landscaping. The second, was with regard to access to  
170 this site. I know a big concern of the folks is access on Rainbow and the amount of traffic that  
171 our project could potentially generate for Rainbow. One of the things that we are, – doing, and  
172 have worked with Public Works and staff on, is using Red Coach as a secondary access point.  
173 Not – maybe not even a secondary access, one of our access points and eliminating one of our  
174 accesses on Rainbow. That gives us access out to Rancho which is going to drastically reduce  
175 the amount of cars that are gonna be put onto Rainbow from our project. And we're happy to do  
76 that, the dedication is there for Red Coach for, and we're happy to pave it out to Rancho. We're  
177 happy to cul-de-sac Red Coach, here, so that we don't get any mixing of traffic. People  
178 weaving, coming or going, from our project, can't get into the –, can't get onto Painted Desert  
179 here. We'll terminate Painted Desert, and we'll cul-de-sac Red Coach. The only thing that  
180 makes us a little nervous, with regard to the way Public Works has worded the condition, is the  
181 requirement that we obtain dedication from others in that area. We will cul, we will be able to  
182 cul-de-sac Red Coach entirely on our property. We're just a little concerned about terminating  
183 Painted Desert. We don't wanna have, we can't finish something if someone won't give us the  
184 property to do it. So, we'd like to be able to utilize existing right-of-way that's out there to be  
185 able to terminate Painted Desert, and we know we can put Red Coach on our property. So, what,  
186 I think that's a big issue and not putting as much traffic on Rainbow and utilizing Red Coach as  
187 an access point and we're happy to do that.

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188 Just a few things about Ovation, in generally (sic). First, Mr. Molasky and Ovation, they manage  
189 all of their own projects. They have very strict criteria. You have – to meet median income  
190 requirements. They have credit checks, try to eliminate a lot of the problems that are associated  
191 with multi-family projects right up front, by being very particular about who they rent to. The  
192 other benefit of this, you always know that you're going to have property that is kept up in a  
193 high, maintenance wise, is always gonna be kept up. You're not necessarily guaranteed of that if  
194 you do a single-family detached product in R-2. Here, you know there's gonna be a central  
195 management company, it's gonna take care of that property, going to make sure it's maintained,  
96 always.

197 We, that, I think that's all I have for now. I'll let the, I'd like to reserve a few minutes after the  
198 neighbors to speak. Staff recommends approval of this and we appreciate that very much. The  
199 Planning Commission, even though there were only three of them that voted on this,  
200 recommended approval of this unanimously, so, we think it's – a good project. We're proud of  
201 it. I think this Council's aware of the type of product that Ovation builds, and we're excited to  
202 do it here. So, with that, I'm happy to answer any questions or I'll, I'll speak after the neighbors.

203

204 **MAYOR PRO TEM REESE**

205 Thank you very much. Are there any questions of the applicant? Seeing none, we'll open the  
206 Public Hearing. How many folks here tonight are wishing to speak on this item? If we could  
207 just ask, please, you know, step forward, and I would ask the City Clerk to, please, limit the  
208 speakers to three minutes. So, if we have the clock, please. Please state your name and address  
209 for the record, please.

210

211 **JACKIE REELEY**

212 I'm Jackie Reeley. I live at 4722 Balsam Street. We also own the ¾ acre horse property across  
213 the street, behind us, and we've lived there for 40 years. We built out there so we would have  
214 rural estates, which was promised in the General Plan. And then we go, want to do apartments,  
215 that is not in the area at all. We do not, it's not conducive to the rest of the building out there,  
216 and you're trying to put 400 or 800 people, more traffic to a dead end. As most of you know, if  
217 you've been out to Santa Fe, it, Rainbow goes like this and then there's a light and then it turns.

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218 I happen to have the 1998, where they did apartments that was denied – (inaudible) and then they  
219 pulled it, but it was two story, right here, not three story, like he, likes to lie. Also, on Rancho,  
220 behind you, there is not all vacant. There is a dental office, there is veterinarians, there is low-  
221 impact business, and we would much rather have low-impact business across the street, if we  
222 can't have  $\frac{3}{4}$  or  $\frac{1}{2}$  acre property, than a jillion apartments. And that's all I have to say right now.  
223 But I hope you vote no and listen to the citizens of this County and City. Thank you.

224

225 **MAYOR PRO TEM REESE**

26 Thank you very much, Ma'am.

227

228 **FIRST UNIDENTIFIED MALE**

229 You got the right idea.

230

231 **MAYOR PRO TEM REESE**

232 Next please.

233

234 **TODD DONNELLY**

235 My name's Todd Donnelly. I live at 6644 Painted Desert Drive, the area directly adjacent to  
236 this. If I could quickly –

237

238 **MAYOR PRO TEM REESE**

239 Sure.

240

241 **TODD DONNELLY**

242 – before I start. I believe you will find, that all of these lots are actually owned by people that  
243 live on Balsam, they're not vacant tenancy lots of some investor that lives in another state or  
244 anything like that. Just, I'd like to point that out. I assume most of you received my care  
245 package yesterday. I apologize, Mrs. Moncrief, I found myself one short when I got upstairs. I  
246 do apologize. Maybe I should've give (sic) Mr. Weekly's to you. I have to write this down. I'm  
247 so passionate about this. So, if it sounds a little droning, please forgive me.

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248 Memory's a funny thing. Some people have no recula, recollection as to what happened  
249 yesterday and some people, like myself, can never seem to forget. I cannot forget the long and  
250 bitter battle regarding the Santa Fe Hotel/Casino that was waged in these very, here, okay?  
251 Sorry, I'm a little nervous. Ten years ago, I can't forget the way the co-applicant bent the  
252 rezoning, did everything in his power to build that casino, despite the community's not wishing it  
253 to be built. What does that have to do with today? The person who owns this piece of property  
254 is the exact same core group associated with the original hotel/casino before it was sold (sic) to  
255 the Stations Casino. Since it's original purchase from the Santa Fe Group, I'm sorry, since it was  
256 originally purchased by the Santa Fe Group, no effort, no effort, other than the 1998 proposal,  
257 has ever been brought forward for commercial, for residential, for anything. This has been a  
258 piece of property that has been vacated and always has been seeked to, they've only seeked to  
259 rezone this when somebody has come to them with an idea.

260 Mr. Mack, I believe you said that the today, just a few minutes ago, as a matter of fact, that a,  
261 commercial property is actually valued less than residential right now. Had this ever been  
262 offered to a residential builder, it would have been gone and developed years ago. Years ago.  
263 Instead, they've sat upon this piece of dirt and chosen to do nothing. I've personally met with  
264 the Land Acquisitions Department at KB Homes and Helder Development, two companies that  
265 specialize in infill and they're interested in this piece of dirt. They want this piece of dirt. They  
266 want to put homes on this piece of dirt. We have never, ever, objected to them using this piece  
267 of property as it's zoned. We've even gone and, so far as to say, zone it all commercial, put a  
268 shopping zone in there. Thank you.

269

270 **MAYOR PRO TEM REESE**

271 Thank you very much, Sir. Next please.

272

273 **JOHN WAUCHEK**

274 I'm John Wauchek. I live at Sierra Pines Court, which is adjacent to this area. It's just off of  
275 Torrey Pines and Rancho Drive. My concern is the traffic problem that exists at the present  
276 time, which is very chaotic. Getting from Torrey Pines onto Rancho, going south, for me, is a  
277 real experience every day. And, I know that when you have four hundred and twenty six units,

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278 approximately, let's say, six or eight hundred more cars, you add to that the fact that such a  
279 development is inheritably, has a high turn over in it's residence and which would mean that they  
280 have a lot of vehicles, moving vans, delivery vans going in and out constantly. It would be a  
281 significant increase in the traffic, which is going to be on Rancho, and I notice that the gentleman  
282 who represented Santa Fe's (sic) mentioned that they were gonna close off some of the entrances  
283 to Rainbow and put 'em onto Rancho. We don't want 'em on Rancho. We have much more  
284 traffic now than we can bear. There, it's a high accident rate and we're, there're a number of  
285 children that go to school that have to cross this facility. I think it would be to the advantage of,  
86 – all of the residents, who are voters, to see that this is denied. We ask that of the Council.

287 Thank you.

288

289 **MAYOR PRO TEM REESE**

290 Thank you very much, Sir. Next, please.

291

292 **CHRISTOPHER SMITH**

293 Members of the Council, my name is Christopher Smith, and I live at 6441 Doby Peak Drive,  
294 approximately 1,000 feet from the subject property. Let me begin by saying that it is not my  
295 intention to deny Santa Fe the fair use of it's property. I fully support it's right to develop it's  
296 land in an economically and fiscally reasonable manner. However, consideration must be given  
297 to the fact that the property was, to a large degree, zoned Residential Estates when it was  
298 purchased by the property owner and also when adjacent homeowners purchased their properties.  
299 Accordingly, deference must be shown in equal measure, or at least should be, to the  
300 expectations and concerns of the community surrounding the proposed development.  
301 Unfortunately, for developments of this type, the surrounding community is effectively excluded  
302 from the planning process. Yes, there was a meeting between the developer and community  
303 members in December of 2003. However, the developer essentially ignored concerns raised by  
304 community members and refused to discuss alternatives which would have a less intensive  
305 impact on the community and yet still allow for reasonable return on the land owner's  
306 investment. Yes, community members were allowed to speak during the Planning Commission  
307 hearing last month. However, the Planning Commission ignored the specific questions and

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308 concerns raised by the community and instead, alluded to the nice landscaping promised by the  
309 developer. At each step in the planning process, since this development was proposed, the  
310 surrounding community has been ignored or excluded from any dialogue regarding the  
311 appropriateness of this development and it's impact on the community.

312 As such, we must rely on each of you to not only ask the questions which must be asked before  
313 approving this development, but also to demand reasonable responses from the developer, the  
314 property owner and the Planning Department staff. We, as a community, implore you to ask the  
315 Planning staff how they reached their determination to recommend this proposed development of  
16 four hundred and twenty six apartment units as necessary for the community when the vacancy  
317 rate for apartments in the surrounding area is 8.9%. We, as a community, implore you to ask the  
318 property owner why they have not proposed developing a lower density residential development  
319 of eight to nine units per acre when there are hundreds of similar new homes being built within a  
320 one mile radius of this property under such a demand that they are being – they are sold long  
321 before their construction is completed. We as a community, implore you to ask why no  
322 consideration has been given to the impact four hundred and twenty six two and three bedroom  
323 units will have on our already overcrowded school classrooms. Why no consideration has been  
324 given to the impact the additional traffic generated by this development will have on surrounding  
325 streets and neighborhoods. Why the only access points to this development are on a two-lane  
326 stretch of Rainbow Boulevard, directly in front of a fire station, and why the developer has not  
327 been required to utilize it's property fronting Rancho Drive as an access point. And, why, when  
328 the community asked these questions of the developer, the owner and the Planning Commission,  
329 were these questions totally ignored. I implore you to ask these questions and I implore you to  
330 demand responsive answers. Allow us, as a community, to finally be involved in the planning  
331 process. Thank you.

332

333 **MAYOR GOODMAN**

334 Thank you very much. Yes, Sir?

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335 **ORVIE DAHL**

336 Yes, I'm Orvie Dahl, 6204 Sierra Pines Court, Las Vegas, Nevada. I live in that general area,  
337 and I'm affected very much on the excessive traffic coming in. The developer, nor the City, has  
338 never taken in consideration all the excessive track, traffic that is formed on Torrey Pines, on that  
339 new construction going north from Lone Mountain. A lot of that comes right down Torrey Pines  
340 onto Rancho. The City's never made a study of this area. The developer's never made a study  
341 of the area. The traffic coming in from Craig from the west, also from 95 from the north, cuts in  
342 on the Craig. No study, to my knowledge, has been made on it. I go on those roads every day. I  
43 haven't seen any of those little markers counting the traffic going by there. I'd like to know why  
344 that hasn't been done.

345 Also, another problem has come up. You move an apartment like this in the area, excessive  
346 traffic. Excessive people come in there. Wherever there's apartments, there's crime rate goes  
347 up. This we don't want in an area where there's nice homes. People spend a lot of money, a lot  
348 of time on their property. Keep the apartments away from the area. Like the gentleman said, put  
349 homes there.

350 The other item I have, is all you have to do is look around the City. It will happen tonight.  
351 You're building here, you're building there. What's the deal on Lake Mead? Lake Mead is  
352 going down. I heard on the radio the other day that the City of Las Vegas (inaudible) made a  
353 little study. There's snow up in Colorado and Utah. I have friends in Colorado and Utah.  
354 There's snow up there yes, powdered snow. Three rivers dump into the Colorado River. Of  
355 those rivers, two of the cities up there, or two of the areas, where the dams are, are gonna stop  
356 the flow into Las, into the Colorado until their lakes and rivers are up the way they should be.  
357 What are we gonna do when we run out of water? You have to put a moratorium on it. No more  
358 building. Stop it, like they did in – California about eight no, back in the 70's and 80's. They  
359 completely stopped it.

360 I don't want those apartments there. It's a hazardous (sic) for the area, excessive traffic, until  
361 you do something about putting traffic lights in and control the amount of traffic. I have been up  
362 and drove around the Overton housing or apartment complex in Henderson. I looked at it. It's a  
363 high-density complex. I don't like the looks of the buildings. They have doors right next to one  
364 another. The people will move in, like the gentleman said, we'll have good control of that area.

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364 You cannot control apartment renters. They'll move in and out. And, you don't know when  
365 trash is gonna move in.

366 I drew a little diagram here, and you can sit up there and look at that. And, this will, give you an  
367 idea of what Lake Mead looks like. This is where you should start at managing your water. This  
368 is the estimated water level. It's going down fast. You're just a few feet above that big tank that  
369 was put there when they built the dam. When you get to that area, it's gonna be very, very  
370 critical, and it's going to turn Las Vegas into a waste dump. That's all I had to say. You can  
371 look at this picture here on top of this. Thank you.

72

373 **MAYOR GOODMAN**

374 Okay. Next, please.

375

376 **KAREN DYKA**

377 Hi. I'm Karen Dyka. I live on Wheelbarrow Peak, and I noticed, Mayor, you gave the key to the  
378 City to The View the other day, and I hope that you make some decisions today that will help  
379 preserve the City, so we have something to show off. I was one of the people who gathered  
380 petitions, or the letters, the famous letters that we have. I'm curious, did anyone read it? Have  
381 some of you read, actually, read it? Then you reali, thank you, we appreciate that. Then you  
382 realize that three hundred and fifty seven people agreed with it, and I wanted to just show you  
383 where some of those people live.

384 Does that do it? Okay. This is the projected project. Let me put this one on. Here's the  
385 projected project. These are the areas that were surveyed. Balsam. Everyone on Balsam, signed  
386 the letters, or the petition. Here you have this area here, these are how many people in that area  
387 signed the letter. And, when I show you people who are empty spaces, what an empty space  
388 means is those people were not home. It does not mean they rejected the letter. Of all the people  
389 I spoke to, only one person did not want to get involved. This area here, Wheelbarrow Peak,  
390 these are the people who do not want it. This area here was not surveyed. This area here was  
391 not surveyed. Time did not prevent, allow us to go back. This area here is this one here. All  
392 these people do not want it. This area here was not surveyed. The two you have were the ones  
393 that signed the petition that was posted. This area here, these people live behind K-Mart; they do

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394 not want it. They are not looking for somebody intruding or over there, looking over their fence.  
395 They're interested in the impact on the schools. They're interested in the impact in the security  
396 of their neighborhood. They're interested in traffic.

397 Now we have these two areas here. These are people who signed. It goes sort of like that. This  
398 area was surveyed again, the empty spot means the people weren't there. It does not mean they  
399 did not want it. And, if you notice, these are the people, these are the areas surveyed, no one  
400 wants it in that community. Thank you.

401

402 **MAYOR GOODMAN**

403 I'm going to have to take off.

404

405 **MAYOR PRO TEM REESE**

406 Thank you, Ma'am. Next, please.

407

408 **LARRY VOSS**

409 I'm Larry Voss, 6641 Painted Desert Drive. I'm strictly against this project. I was in the  
410 military for 20 years and lived in military housing, and you don't feel no pride. The only reason  
411 you keep it up is 'cause the military forces you to. So, I'm really against this. Thank you.

412

413 **MAYOR PRO TEM REESE**

414 Thank you very much. Next, please.

415

416 **JACK MOBLEY**

417 Yeahm my name's Jack Mobley. I live at 6637 Painted Desert Drive. I moved here 25 years  
418 ago, and I bought a house, and I never checked the zoning and the areas around this property,  
419 new to the bare, area. And, they built apartments back there, and I barely got out of that house  
420 for what I owed. So, I did my research, and this property was zoned Residential, like all the,  
421 what was around it, the area. If we change this zoning, why did we spend all of our tax dollars to  
422 zone all this property if we're going to change it? Keep changing it. It was a waste of our tax  
423 money. Thank you.

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424 **MAYOR PRO TEM REESE**

425 Thank you, Sir. Next, please.

426

427 **ROBERT EAGLE**

428 Good afternoon. My name is Robert Eagle, 4686 Balsam Street. First of all, I would like to  
429 thank my neighbors for being here in such force and the passion that they have gone to this  
430 extent. I have yet to hear a total tally of the protests. Does anybody know how many total we've  
431 got?

32

433 **MAYOR PRO TEM REESE**

434 There's about, there's about three hundred and fifty seven letters, the lady said. So, –

435

436 **COUNCILWOMAN McDONALD**

437 At least.

438

439 **ROBERT EAGLE**

440 I would say that's substantial. I feel at a tremendous disadvantage with this rezoning. I didn't  
441 realize this, I've been a resident here almost 40 years, and it's not really a level playing field for  
442 property owners surrounding a rezoning. It's very specific on what these gentlemen have to do  
443 to get it rezoned, but there is no specifications for people that, like us, are protesting this, that  
444 give us some accountability.

445 In other words, like when we were at the Planning Commission, we had, we thought we had the  
446 numbers. We had a lot of people there that waited a long time, and we had all, – these signatures  
447 and then it goes right on through. So, that's not a real, and I was a, I tried to talk to the City  
448 Attorney about that and they, – won't talk to us, the citizens, is what they told us. Then I tried to  
449 talk to John Moran, Jr., and I talked to Senior and he said he couldn't represent us because he's  
450 representing Station Casinos. So, it's, – really tough, it's really tough for us to come up here.  
451 We almost feel like we're the enemy, and these people can do as they wish. And, going through  
452 the Planning Commission, we didn't see one item in there that staff recommended that the  
453 Council rejected. Which I thought was, well, kind of odd. Obviously, I'm against this, and I

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454 don't think there's anybody here that's for it. I don't think anybody's stood up so far and said  
455 that they'd really like to see this.

456 Apartments, – they tell us that, and it's an upscale community and their going to do all these  
457 wonderful things. There's no guarantee who's going to own this next year. There's no  
458 guarantee, whatsoever, that they're gonna develop this and keep it that way. We have no  
459 guarantees of that. And we have no accountability to come back to you people and say, we told  
460 you so. We can't, once it's done, it's done. This is gonna change our entire little neighborhood  
461 forever and – the only thing we can do is leave.

462 And so, I guess it's down to a passion thing with us, it's pleading with you instead of being able  
463 to come in here and say, we did this, we did this, we did this, so we want you to do that because  
464 that's what the law says but we don't have the law on our side. I'm afraid this is a tip of the  
465 iceberg, because there is undeveloped land on the west side. I guess I've run out of time, haven't  
466 I?

467

468 **MAYOR PRO TEM REESE**

469 You can continue. You're –

470

471 **ROBERT EAGLE**

472 Can I continue for a minute?

473

474 **MAYOR PRO TEM REESE**

475 – doing very, you're doing very good, yes.

476

477 **ROBERT EAGLE**

478 The land on the west side of – Rainbow is undeveloped at this time. And, I'm afraid this is  
479 going to put apartments there, and everywhere around us. We don't have a problem with the  
480 way it's zoned. That's when we moved into this neighborhood, we knew what the zoning was.  
481 We don't have a problem with that, and we encourage them to please develop it under that  
482 zoning. Thank you very much.

483

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483 **MAYOR PRO TEM REESE**

484 Thank you, Sir. Next, please.

485

486 **STEVEN “CAPTAIN TRUTH” DEMPSEY**

487 Steven “Captain Truth” Dempsey. I gotta admit it was pretty interesting, the score in this one.

488 What is it, about 365 to 1 paid proponent? Now you would think that the, that’d be like the New

489 York Yankees playing the Las Vegas Rebels, but you know, I’ve learned not to anticipate what

490 you all are gonna do. You know, I, I’ve been coming down here for 16 months, on my issue,

491 I’ve learned a lot about zoning. I’ve heard people talk about buffers and when the zoning in, is

492 changed, buffering into and gradual changes within a proposed community. I, Councilman

493 Mack, I don’t know how you can tell those people, with a ¾-acre estate that you’re gonna put 24

494 units an acre, put in a four hundred and twenty six unit apartment complex with four hundred and

495 twenty six units, 600 cars that was nice, the grass there, but if you decide that you’re gonna

496 approve it, be sure you put a contingency that no more than maybe three people per unit, because

497 if they all want to go out there and lay down on the grass, there won’t be any space for all of ‘em.

498 Not only will they kill the grass, there won’t be any room for ‘em all to be on the grass. This is

499 no buffer. Three-quarter-acre ranch estate to four hundred and twenty six units units on 17 point,

500 on 17 ½ acres. I mean anybody in their right mind would see that, that this, this isn’t a proper

501 buffer. Thank you.

502

503 **MAYOR PRO TEM REESE**

504 Thank you, Sir.

505

506 **TOM MCGOWAN**

507 Tom McGowan, Las Vegas resident. Who’s gonna – water all that grass? And, second, how

508 many buses and how frequently serve this area? And you can, you know, just keep these

509 questions in the your back of your mind for some day. When I ask questions, I don’t expect you

510 to answer, but I do hope that, perhaps, you may have those questions in your own mind

511 somewhere.

512

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512 **COUNCILMAN MACK**

513 Mr. McGowan, I can answer that real quickly. We have a route –

514

515 **TOM MCGOWAN**

516 I – beg your pardon, what?

517

518 **COUNCILMAN MACK**

519 – that runs up and down Rancho –

20

521 **TOM MCGOWAN**

522 How frequently?

523

524 **COUNCILMAN MACK**

525 I think we have a route that runs every hour up and down Rancho.

526

527 **TOM MCGOWAN**

528 Every hour?

529

530 **COUNCILMAN MACK**

531 Yes.

532

533 **TOM MCGOWAN**

534 Mr. Councilman, thank you very much. How frequently do they run on the strip, anybody  
535 know? Anybody here ever take a bus?

536

537

538 **MAYOR PRO TEM REESE**

539 That's in the County, Sir.

540

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540 **SECOND UNIDENTIFIED MALE**

541 Seven minutes.

542

543 **THIRD UNIDENTIFIED MALE**

544 Twelve.

545 **TOM MCGOWAN**

546 Pardon me?

547

48 **MAYOR PRO TEM REESE**

549 That's in the County.

550

551 **TOM MCGOWAN**

552 Oh, it's in the County?

553

554 **MAYOR PRO TEM REESE**

555 Yes, Sir.

556

557 **TOM MCGOWAN**

558 Oh, so they don't come downtown to the DTC next to the postage stamp park.

559

560 **MAYOR PRO TEM REESE**

561 You, – asked on the strip.

562

563 **TOM MCGOWAN**

564 Oh okay, but the strip bus, does that come downtown? And, by the way, you look familiar.

565 You, there was an older man that used to sit in that chair. Are you, – the Mayor Pro Tem?

566 (inaudible)

567

568 **MAYOR PRO TEM REESE**

569 I'm trying, – to look like my idol, Mr. McGowan.

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570 **TOM MCGOWAN**

571 Anyhow, that's ideally. The important point here is, these gentlemen, in their wisdom, have  
572 done everything except put a roof over this mini-city, which is what they have. They got  
573 residential in density, commercial and not to far away, a stones throw, I guess, would be Santa  
574 Fe Hotel. They put everything in it except transportation. Once an hour that stops at one –. I  
575 used to go out to – the Suncoast. I stopped going, even though I had comp tickets to the show.  
576 Why? Because, in their wisdom, the RTC who operates CAT or at least, governs it, decided that  
577 the bus should stop one mile short of the Suncoast. Now, I can walk a mile with this thing, but I  
578 wouldn't ask any of you to try it, because you haven't got the time. I'll leave out the rest of it.  
579 The point is, when you look at these developments, look beyond the pretty drawings and look for  
580 the people and what effect it has on the people of this community. And if you don't want to  
581 listen to the people, that's quite all right. You may decide to, finally dawn on them someday  
582 they don't need any of you.

583

584 **MAYOR PRO TEM REESE**

585 Thank you, Sir. Todd, you sure look nice tonight, I wanted to tell you that.

586

587 **TODD FARLOW**

588 Well, thank you. My mom's still in town.

589

590 **COUNCILWOMAN MCDONALD**

591 His mama's, – still in town.

592

593 **MAYOR PRO TEM REESE**

594 Your mom's still in town?

595

596 **TODD FARLOW**

597 Still in town. Projects equal to this size can be done right or they can be done wrong. And, since  
598 Mr. Molasky is gonna put so much money in this, I would hope that he would take another look  
599 at the architecture. There's, on sustainable architecture, there's what they call a lead rating, an

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600 LED and it shows, it's hard for me to explain it. I think, Councilman Mack, he knows, – what it  
601 is. But it's – what impact, totally, from the start till the life, till the end of the lifespan of the  
602 building, what impact it has on – the surrounding area. And, it can be done right. I do not think  
603 that this architecture, the way it is now, unless it has some improvements with better insulation  
604 and stuff and especially the landscaping, I think it has, that has to be revisited. Thank you very  
605 much.

606

607 **MAYOR PRO TEM REESE**

08 Thank you. Anyone else wishing to speak? We'll close the Public Hearing. Mr. Amick –

609

610 **FOURTH UNIDENTIFIED MALE**

611 Can I just have 30 seconds?

612

613 **MAYOR PRO TEM REESE**

614 Mr. Amick, we'll allow you, Sir, and for 30 seconds.

615

616 **FOURTH UNIDENTIFIED MALE**

617 Thirty seconds, that's all.

618

619 **MAYOR PRO TEM REESE**

620 And nobody else.

621

622 **FOURTH UNIDENTIFIED MALE**

623 That's okay. I – would just like point out that when you're looking to rezone and change a  
624 general plan amendment, that I believe every effort and due diligence should be shown by the  
625 property owner to develop this property as it was initially designed. This never happened, this  
626 has nothing to do with Ovation Development. In fact, in my opinion, I think the Santa Fe Group  
627 should be the ones down here trying to rezone. They've never stood before us to answer for  
628 what they're trying to do. Thank you.

629

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629 **MAYOR PRO TEM REESE**

630 Thank you, Sir. We'll close the Public Hearing, and, Mr. Amick, you can have three minutes.  
631 More than three minutes?

632

633 **TOM AMICK**

634 Thank you, Mayor Pro Tem. I don't oh think I'll – require that – long. First, just in order to be  
635 fair, since it was brought up by one of the residents, we did do an analysis on our own of the  
636 petition and the letters that you received, I don't, if you'd like me to show the results of what we  
637 found, I'm happy to do that.

638

639 **COUNCILMAN MACK**

640 If you don't mind, put the map up.

641

642 **TOM AMICK**

643 Now, let me just be clear about what – we're looking at here. Our site is in green. Everyone in  
644 blue are – folks that either sent a letter, signed a petition or contacted Councilman Mack's office.  
645 What we did was utilize the petition that was submitted to the Planning Commission, and then  
646 we requested, from Councilman Mack's office, copies of all the opposition that had been  
647 received by him, and we plotted out a map. Now, that takes out, duplicate signatures, a husband,  
648 and a wife, if more than one – person signed the petition from a single household, and this is  
649 what we came up with, when we mapped it out. Naturally, all, you know, most of the folks on  
650 Painted Desert signed it, but there are petitions from people that are on the other side of US-95,  
651 that are south of Craig, that are on the west side of Rancho and even west of Torrey Pines.  
652 There's about 35 or 40 folks who signed that petition that aren't even within a mile of this site,  
653 that we didn't even plot on our map. So, I can submit this to the Clerk, if you'd like, but just, so  
654 – this Council knows that we did not ignore that petition, and we wanted to look and see where  
655 the results of – that opposition had come from. So –

656 Just a couple of quick notes. Traffic is always a big issue when you talk about a multi-family  
657 project. Whether this is a shopping center, with – service commercial development in here, there  
658 is going to be increased traffic on Rainbow, on Lone Mountain and on Rancho. No matter

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659 whether it's apartments, single-family residences, commercial and our –, a strong argument  
660 could be made that the type of commercial that is allowed on this site is going to be far greater,  
661 in terms of the traffic impact, than this multi-family project.

662 We did not ignore the concerns of these folks, and I don't, I wanna make sure, we heard the  
663 concerns particularly, with regard to traffic, which is why we are going to do this access on Red  
664 Coach and take access out to Rancho. Everything that we had gathered in our meetings centered  
665 around increased traffic on Rainbow, so, we thought we would try and deflect some of this traffic  
666 from Rainbow and shoot it out to Rancho using Red Coach while terminating the street for those  
667 – folks. There was an issue raised about school. The Planning Department sends these  
668 applications to the School District. They have an opportunity to comment on these applications,  
669 if they like, and express their opposition. They have not done so, to my knowledge, in this  
670 instance.

671 Lastly, we did have an open house for these folks, and we sent notices down to try and see if they  
672 were interested in coming down to look at what we had done on Firenze, so they could see for  
673 themselves, what the buildings look like, what the units look like, what our amenities look like,  
674 and, unfortunately, not a lot of folks took advantage of that, but I just wanted the Council to  
675 know – that that offer was indeed made. I'm happy to answer any further questions.

676

677 **MAYOR PRO TEM REESE**

678 Are there any questions of the applicant? Seeing none, Councilman Mack on Item 137, please.

679

680 **COUNCILMAN MACK**

681 Thank you, Mayor Pro Tem. This is a very difficult piece of property. It's been vacant for many  
682 years. And, a very difficult decision or recommendation I'll make to this body. First of all, I'd  
683 like to state that without sizeable frontage on Rancho, this property has little commercial value,  
684 and the only type of commercial project that we see fit, to go on this site would be something  
685 like a daily, weekly, monthly. A Budget Suites could go on there and it's conforming. And, Mr.  
686 Scott, how many units could go on a Budget Suites?

687

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687 **BRYAN SCOTT**

688 You know, I was just asking Planning that question, and there is no density for that type of a –  
689 unit. They're not sure how many would actually be allowed in that, a Budget Suites. What was,  
690 Bob, what was the last one we did on Rancho, was it four hundred and –

691

692 **ROBERT GENZER**

693 It's, yeah, it seems the one that's south of Lake Mead, or, excuse me, north of Lake Mead, I  
694 think it's between Lake Mead and Smoke Ranch, was four hundred something units, and a  
95 similar size property, but I can't swear to that, that was a long time ago.

696

697 **COUNCILMAN MACK**

698 I was just using that as an example of what kind of conforming use could go on this site and do  
699 you know the fears that I see as potential uses that could come on this site. As I, as we all know,  
700 a large portion of this site is residential lots and the smaller frontage is commercial, and it's a  
701 difficult site. And it is an infill site. One of the, one of the photos, and I don't know if you  
702 brought it, Mr. Amick, when we look at different residential units, and I know the way that Mr.  
703 Molasky has faced, I know a lot of thought was put into how he'd face these units to the  
704 residents on Painted Desert, and, we actually went out, myself and staff and one of my  
/05 colleagues went out to Firenze and looked at the units out there and then adjacent to those units,  
706 and I'm not putting down high density residential, but you could have stacked homes right next  
707 to you and it would look a lot worse. And, I didn't know if you had that, brought those photos I  
708 requested.

709

710 **TOM AMICK**

711 We did, I mean, these are pictures that we had, – brought to the neighborhood meeting just to  
712 give folks an idea of what a potential single, even though it would be a single-family detached  
713 residential development, the setbacks on those are far less, both to the residential property line  
714 and the rear and how close they could be together. We just took a couple of snap shots to show  
715 them, and here's some of the pictures that we got. Because we feel that our elevation, a hundred

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716 and five feet away would be substantially better and provide a better buffer than something along  
717 those lines. There's –

718

719 **COUNCILMAN MACK**

720 Can you show, yeah, go ahead and show those photos, and then show the photo of the proposed  
721 elevation –

722

723 **TOM AMICK**

724 Okay.

725

726 **COUNCILMAN MACK**

727 For – Ovarious project.

728

729 **TOM AMICK**

730 Those are just some of the –

731

732 **COUNCILMAN MACK**

733 And what is, what would you say the density if that product is?

734

735 **TOM AMICK**

736 That would, that could be anywhere between 10 to 9 to 12, I would say.

737

738 **COUNCILMAN MACK**

739 Okay.

740

741 **TOM AMICK**

742 And then, so you would compare that, to something like that, where you're just only talking  
743 about one person living there, but it's a hundred and five feet away with two rows of landscaping  
744 and trees that are 15 feet on center, 36 inch box trees, intermixed between that hundred and five  
745 foot area. So, we just think that's a lot nicer for – those folks.

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746 **COUNCILMAN MACK**

747 What, you know, I, – met with several of the residents, in the area, in my office, and I listened,  
748 and I wrote down every single concern. One of the concerns was traffic, and, I think, traffic is a  
749 concern and, Mr. McGowan, you brought the point up again about transportation, and we  
750 definitely think about transportation, as I stated earlier. We have the CAT service that runs along  
751 Rancho. We're looking to increase that service, as well as the Civis Bus that is being  
752 demonstrated on North, in North Las Vegas. We have it projected to go down the Rancho  
753 corridor, as, I don't know if many residents know, but the Rancho corridor is gonna be increased  
754 by one lane, in each way. That's being – done by NDOT. And, the one request that I did ask,  
755 and there was a concern, and I know one resident didn't like – hearing about having that traffic  
756 go onto Rancho, but I thought by splitting that traffic off Rancho, or off Rainbow and taking a lot  
757 of it onto Rancho, it would make a lot of sense, and can you kind of just show where that cul-de-  
758 sac would be off Red Coach, and then how Painted Desert would be knuckled off too?

759

760 **TOM AMICK**

761 Yeah, and again, you know, the final details of this are gonna have to be worked out, but, I think  
762 what, and Bart can jump in here if he needs to. Basically, two things are gonna happen: One,  
763 we're gonna terminate Painted Desert, obviously, you know, to keep traffic from coming from  
764 Rancho or from the apartment projects and accessing Painted Desert. Second, we would take,  
765 we would eliminate one of our accesses on Rainbow, and we would instead take access off of  
766 Red Coach out to Rancho, and we would take access somewhere in this area, and then we would  
767 provide the cul-de-sac on Red Coach entirely on our property. So, essentially, that street will be  
768 severed here and will be severed here and, again, the details, obviously to be worked out with  
769 Public Works. But, unless Bart has a different idea of how that's gonna work. I think that's  
770 what we are comfortable with.

771

772 **COUNCILMAN MACK**

773 Mr. Molasky, if NDOT would allow it, would you be willing to pay for the cost of a traffic signal  
774 if it was requested on Rancho?

775

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775 **ALLAN MOLASKY**

776 Usually, they figure out what the percent –

777

778 **MAYOR PRO TEM REESE**

779 Sir, could – you please step forward to the microphone. Give us your name and address, please.

780

781 **ALLEN MOLASKY**

782 Hi, Allen Molasky, 1117 Trophy Hills Drive. Usually, we do a traffic study, and whatever  
83 traffic's generated from our project, the Traffic Engineer figures out what percentage, if there's a  
784 light needed, what percentage of that light was responsible for those. So, I don't know that I'd  
785 wanna pay for the whole light. I'd like whatever the traffic study said, to participate with that  
786 percentage.

787

788 **COUNCILMAN MACK**

789 Let me ask you the question again. If you, if the traffic study stated that we needed a light there,  
790 would you be willing to pay for all the light?

791

792 **ALLEN MOLASKY**

793 If that's what it takes to do it, that's what I'm gonna do –

794

795 **COUNCILMAN MACK**

796 Okay. All right. I just wanted to know that.

797

798 **ALLEN MOLASKY**

799 Yeah.

800

801 **COUNCILMAN MACK**

802 I appreciate that. I personally don't think that a traffic analysis is gonna allow a light to be that  
803 close to Lone Mountain, but, if there is that, the need and the, – desire from NDOT, I'd like to  
804 know, just know that, if you would or not.

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805 **ALLEN MOLASKY**

806 Okay.

807

808 **COUNCILMAN MACK**

809 I appreciate that.

810

811 **MAYOR PRO TEM REESE**

812 Thank you, Sir.

13

814 **ALLEN MOLASKY**

815 Thank you.

816

817 **COUNCILMAN MACK**

818 As far as the vacancy factor, I personally think that Mr. Molasky is a smart developer in the  
819 Valley and he wouldn't build something that he would have a high vacancy rate. So, I really put  
820 that burden on the developer, and – then I'll give my personal opinion on vacancies. I believe  
821 that we're living in a vacuum right now in the Valley, and Councilmen, the Mayor and I  
822 participated in a affordable housing, – forum just a week ago, and with interest rates the way  
823 they are, a lot of people are buying above their means, a lot of people are buying interest rates  
824 down, and I believe if there's a blip in the interest rates, and I'm sure there will be an increase in  
825 interest rates, whether it's during, after the Presidential Election or not, there's gonna be a lot of  
826 people who are going to be forced to change lifestyles and change, having the ability to have  
827 ownership in residential.

828 Speaking of lifestyles, I personally am not one to believe that a person that chooses to live in an  
829 apartment is any different than a person that lives in a, multi-million dollar home. Sure, we have  
830 issues. But, I'm a person that has chosen to live in a condo, and I'm no different than anyone  
831 else that sits in this room. And so, when I hear about density and I hear about crime, I do agree  
832 if you cluster apartments, and we have had problems, we clustered apartments along the  
833 Rainbow corridor from Cheyenne to Smoke Ranch, we had problems, because you can't cluster  
834 'em. But I believe they're part of a good community, and a well balanced community. Because

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835 if I, my children graduate from college, or high school, and they want to live nearby, they're not  
836 gonna be able to afford a home. And so, I'd like them to live nearby. Or if my grandmother,  
837 because of a lifestyle change, decides that she wants to live nearby, she doesn't wanna have that  
838 burden of ownership, I'd like her to live by. So, I think it's a lifestyle, and I think it's part of a  
839 good community.

840 People ask, I've had e-mails and people asking, well you'd never live near apartments, well, yes,  
841 I would, and I will give an example. Mr. Molasky built some apartments up in Summerlin, up  
842 against Queensridge. I lived in Queensridge. Those are million-dollar homes and, unfortunately,  
843 I wasn't one of those lucky ones living in a million-dollar home, but, he built the same product  
844 that we're gonna, potentially, see, in this area right up against million, two-million-dollar homes.  
845 So, I would live next to 'em, and I did live next to 'em.

846 Like I say, you know, I went out to the site. I believe that it is a – tough choice that I'm gonna  
847 make. Councilwoman Moncrief, we had a very tough decision in your Ward, and I made the  
848 same statement when I supported something that really was against the wishes of a lot of the  
849 community at that time, but, in my heart, and the reason why I was elected, I have to make  
850 decisions not necessarily which is in the most favorable position, but which I think is best for the  
851 community in the long run. And, at this time, **I'd move for approval of GPA-3484.**

852

853 **MAYOR PRO TEM REESE**

854 Thank you. You've heard the motion. Please cast your vote. Please post. Motion carries.  
855 **(Motion carried with Moncrief voting No and Goodman excused) On Item 138?**

856

857 **FIRST UNIDENTIFIED FEMALE**

858 (Inaudible)

859

860 **FIFTH UNIDENTIFIED MALE**

861 No consideration for the homeowners.

862 **MAYOR PRO TEM REESE**

863 On Item 138?

864

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864 **SECOND UNIDENTIFIED FEMALE**

865 You give her a hassle, but she's the only one with brains.

866

867 **COUNCILMAN MACK**

868 Mayor Pro Tem, I just got a – quick note. The Budget Suites on Rancho had seven hundred and  
869 four units on 18.3 units, or 18.3 acres, that's 39 dwelling units per acre. So, I think I'm making  
870 the right decision here, or recommending the right decision. I do have concerns regarding the  
871 access on Rancho and take the elimination of cut-through traffic, so I've asked staff to rewrite  
872 Condition No. and 4. Bart, will you please jump in.

873

874 **BART ANDERSON**

875 Yes, actually, I'm – thinking that's Conditions 4 and 5 on the site plan, or, I mean, on the zoning,  
876 Item 138. Is that the one we're on now?

877

878 **COUNCILMAN MACK**

879 Yes, Sir.

880

881 **BART ANDERSON**

882 Let me just verify the numbers here –

883

884 **COUNCILMAN MACK**

885 I have them as three and four.

886

887 **BART ANDERSON**

888 – cause I had written down was – four and five. And, so, Condition No. 4, we would recommend  
889 be rewritten, or revised to read as follows: Dedicate 30 feet of right-of-way adjacent to this site  
890 for Red Coach Avenue and dedicate or obtain dedication of appropriate rights-of-way to  
891 terminate Red Coach Avenue and Painted Desert Drive, with circular cul-de-sacs meeting  
892 current City Standards prior to the issuance of any permits for this site. Coordinate with the  
893 Traffic Engineering Division of the Department of Public Works to determine the appropriate

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894 locations for the required cul-de-sac bulbs. Submit a Petition of Vacation to vacate all existing  
895 rights-of-way in excess of the cul-de-sac streets.

896 And number five, this is a mouthful, and I'm not quite as quick as City Attorney Jerbic, but I'll –  
897 try. Construct all incomplete half-street improvements on Rancho Drive and Lone Mountain  
898 Road adjacent to this site and construct all half-street improvements, including appropriate  
899 overpaving on Rainbow Boulevard, Red Coach Avenue, including the full width of the required  
900 cul-de-sac bulb and the full bulb for Painted Desert Drive. Also, construct a minimum of two  
901 lanes of pavement from the southeast edge of this parcel, easterly to the existing improvements  
902 on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of  
903 development anywhere on this site. Install all appurtenant underground facilities, if any,  
904 adjacent to the site needed for the future traffic signal system, concurrent with development of  
905 this site. Extend all required underground utilities, such as electrical, telephone, etc., located  
906 within public rights-of-way past the boundaries of this site prior to construction of hard  
907 surfacing, asphalt or concrete. All existing overpaving damage or removed by this development  
908 shall be restored in its original location and to its original width, concurrent with development of  
909 this site.

910

911 **MAYOR PRO TEM REESE**

912 Thank you.

913

914 **COUNCILMAN MACK**

915 One last thing. Bart in relation to the streetlight, I've asked Mr. Molasky, and, with a little nudge,  
916 he's willing to put in the streetlight at his cost. But, if were to have a fair share of that streetlight  
917 and there's adjacent developed properties, how is that percentage doled out to the different  
918 property owners?

919

920 **BART ANDERSON**

921 Well, the City has adopted an impact fee schedule, so that all properties that develop are subject  
922 to an impact fee for traffic signal development. This location, Red Coach, was never anticipated  
923 to have a signal, so any of our calculations would not have involved collecting monies for that

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924 signal. There's not currently a median opening at that location. They would have to get  
925 permission from NDOT to put a median location, a median opening at that location, and then, if  
926 that median location met warrants, NDOT might allow a traffic signal. But, since we, the City,  
927 have never anticipated that, we haven't collected any monies for that, all existing development  
928 would not have contributed any monies for that, and all future developments are subject to the  
929 impact fee that was devised without accommodating this particular signal. I guess, the long way  
930 of saying, if this signal went in, it would certainly be my recommendation that this site be solely  
931 responsible for it, since it is solely responsible for opening the median and making the need for  
932 it. With that said, I have reservations as to whether NDOT would imagine this would ever meet  
933 warrants. But, if it did, that would be my recommendation.

934

935 **COUNCILMAN MACK**

936 So, with that said, Mr. Molasky, hate to put that burden on you, but I hate to put it on the  
937 property owners that never expected this type of thing. So, if NDOT does require this, I'd like to  
938 put that burden on you; do you accept that?

939

940 **COUNCILMAN MACK**

941 Thank you. With that, I move for approval subject to staff conditions as amended.

942

943 **MAYOR PRO TEM REESE**

944 Thank you. Can we have Mr. Molasky to please step forward and put on the record, just shaking  
945 his head don't go.

946

947 **ALLEN MOLASKY**

948 I'm sorry. Allen Molasky, 1117 Trophy Hills, and I think your, in response to Councilman  
949 Mack's, the answer was yes.

950

951 **MAYOR PRO TEM REESE**

952 Thank you very much, Sir.

953

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953 **ALLEN MOLASKY**

954 Thank you.

955

956 **MAYOR PRO TEM REESE**

957 Okay. You've heard the motion. Please cast your vote. Please post. Motion carries. **(Motion**  
958 **carried with Moncrief voting No and Goodman excused).** Item 139?

959

960 **COUNCILMAN MACK**

961 Mayor Pro Tem, I move for approval with staff conditions.

962

963 **MAYOR PRO TEM REESE**

964 Thank you. You've heard the motion. Please cast your vote. Please post. Motion carries.  
965 **(Motion carried with Moncrief voting No and Goodman excused).**

966

967 **ALLEN MOLASKY**

968 Thank you very much.

969

**(END OF DISCUSSION)**

970 /sc/ac;gpb

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: FEBRUARY 18, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**NOT TO BE HEARD BEFORE 4:30 PM** - REZONING RELATED TO GPA-3484 - PUBLIC HEARING - ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack). The Planning Commission (3-0-2 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****96****City Council Meeting****357****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (3-0-2 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – Protest petition with 357 signatures submitted by Karen Dyka and a map reflecting protest petition signatories by Attorney Tom Amick filed under Item 137
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 54

**MOTION:**

**MACK – APPROVED** subject to conditions and amending Condition 4 and Condition 5 to read as follows:

4. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and *dedicate or obtain dedication of appropriate rights-of-way to terminate Red Coach Avenue and Painted Desert Drive with circular cul-de-sacs meeting current City Standards prior to the issuance of any permits for this site. Coordinate with the Traffic Engineering Division of the Department of Public Works to determine the appropriate locations for the required cul-de-sac bulbs. Submit a Petition of Vacation to vacate all existing rights-of-way in excess of the cul-de-sac streets.*
5. Construct all incomplete half-street improvements on Rancho Drive and Lone Mountain Road adjacent to this site, and construct all half-street improvements including appropriate overpaving on Rainbow Boulevard, Red Coach Avenue including the full width of the

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**MOTION – Continued:**

*required cul-de-sac bulb, and the full bulb for Painted Desert Drive. Also, construct a minimum of two lanes of pavement from the southeast edge of this parcel easterly to the existing improvements on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of development anywhere on this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.*

*and an added condition that should a traffic signal be permitted at Rancho and Red Coach by the Nevada Department of Transportation, the developer shall contribute 100 percent of the cost of such traffic signal - Motion carried with MONCRIEF voting No and GOODMAN excused*

**MINUTES:**

NOTE: See Item 137 [GPA-3484] for all related discussion.

(5:02 – 6:03)

5-1713/6-1

**CONDITONS:**

Planning and Development

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-3490) approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and the appropriate right-of-way for the associated compound knuckle transition to join Painted Desert Drive with Red Coach Avenue to meet current City standards prior to the issuance of any permits.

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**CONDITIONS – Continued:**

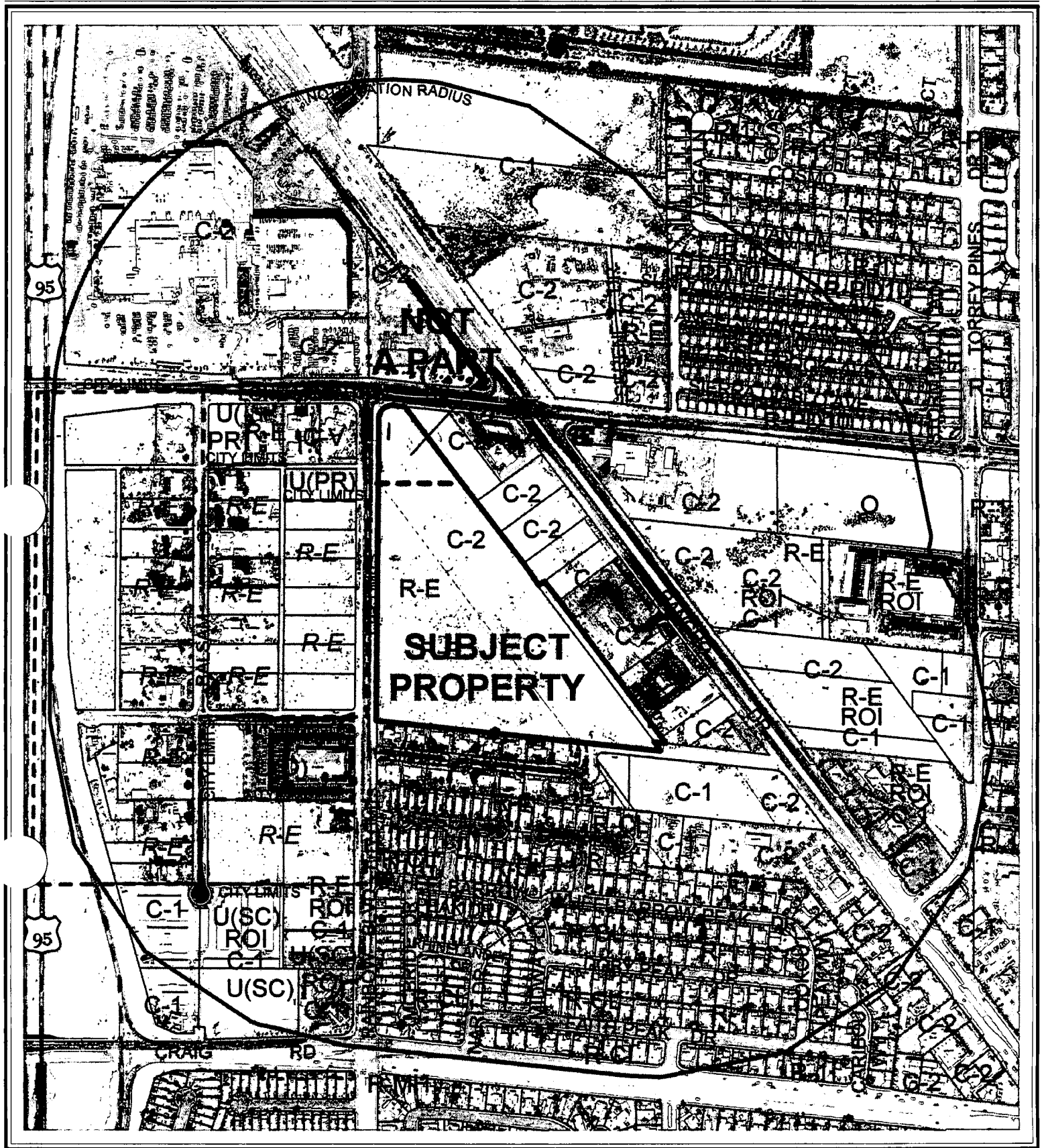
5. Construct all incomplete half-street improvements on Rancho Drive and construct all half-street improvements including appropriate overpaving on Lone Mountain Road, Rainbow Boulevard, and on the Red Coach Avenue alignment adjacent to this site including the construction of the Red Coach Avenue/Painted Desert Drive knuckle transition to meet current City standards. Also, construct a minimum of two lanes of pavement from the southeast edge of this parcel easterly to the existing improvements on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of development anywhere on this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Red Coach Avenue/Painted Desert Drive and provide a stub along the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. 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 or the recordation of a Map subdividing 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.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004  
Planning and Development Department  
Item 138 – ZON-3486

**CONDITIONS – Continued:**

8. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.
9. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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.





**CASE: ZON-3486**

**RADIUS: 1320 FT**

**ZONING OF SUBJECT PROPERTY:**

R-E (RESIDENCE ESTATES) AND C-2 (SERVICE COMMERCIAL)

**PROPOSED ZONING OF SUBJECT PROPERTY:**

R-3 (MEDIUM DENSITY RESIDENTIAL)

0 300 600 Feet



## AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.

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### **\*\* CONDITIONS \*\***

The Planning Commission (3-0-2 vote) and staff recommend APPROVAL, subject to:

#### **Planning and Development**

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-3490) approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

#### **Public Works**

4. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and the appropriate right-of-way for the associated compound knuckle transition to join Painted Desert Drive with Red Coach Avenue to meet current City standards prior to the issuance of any permits.
5. Construct all incomplete half-street improvements on Rancho Drive and construct all half-street improvements including appropriate overpaving on Lone Mountain Road, Rainbow Boulevard, and on the Red Coach Avenue alignment adjacent to this site including the construction of the Red Coach Avenue/Painted Desert Drive knuckle transition to meet current City standards. Also, construct a minimum of two lanes of pavement from the southeast edge of this parcel easterly to the existing improvements on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of development anywhere on this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Red Coach Avenue/Painted Desert Drive and provide a stub along the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. 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 or the recordation of a Map subdividing 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.
8. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.
9. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

***A) Action Requested***

This request is for a Rezoning from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) on 17.8 acres located on the southeast corner of Lone Mountain Road and Rainbow Boulevard. GPA-3484 and SDR-3490 were filed as companion applications.

***B) Applicant's Justification***

The applicant has justified the request by stating that a multi-family development would be more appropriate on this site than the commercial development that would be permitted under the current land use designation.

**BACKGROUND INFORMATION**

***A) Previous Actions***

- 04/27/98      The City Council accepted the applicant's request to withdraw GPA-0002-98, a request from SC (Service Commercial) to M (Medium Density Residential). The Planning Commission and Staff recommended denial.
- 04/27/98      The City Council accepted the applicant's request to withdraw Z-0009-98, a request from C-2 (General Commercial) to R-3 (Medium Density Residential). The Planning Commission and Staff recommended denial.
- 01/22/04      The Planning Commission failed to obtain a super majority vote which is tantamount to denial of a related General Plan Amendment (GPA-3484); they recommended approval of a related Site Development Plan Review (SDR-3490).
- 01/22/04      The Planning Commission voted 3-0-2 to recommend APPROVAL (PC Agenda Item #54).

***B) Pre-Application Meeting***

- 11/19/03      The applicant was notified that there might be residential adjacency issues with the single-family homes to the south. The need for additional information showing conformance to parking and dimensional requirements was also discussed.

## DETAILS OF APPLICATION REQUEST

### A) *Site Area*

Gross Acres: 17.80

### B) *Existing Land Use*

|                  |                              |
|------------------|------------------------------|
| Subject Property | Undeveloped                  |
| North            | Undeveloped/ Commercial      |
| South            | Single-family homes          |
| East             | Commercial                   |
| West             | Undeveloped/ Public Facility |

### C) *Planned Land Use*

|                  |                                                                            |
|------------------|----------------------------------------------------------------------------|
| Subject Property | SC (Service Commercial)                                                    |
| North            | SC (Service Commercial)                                                    |
| South            | L (Low Density Residential)                                                |
| East             | GC (General Commercial)                                                    |
| West             | O (Office); PF (Public Facility); PR-OS (Park, Recreation, and Open Space) |

### D) *Existing Zoning*

|                  |                                                                                                                                           |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Subject Property | R-E (Residence Estates); C-2 (General Commercial)                                                                                         |
| North            | C-2 (General Commercial)                                                                                                                  |
| South            | R-1 (Single-Family Residential)                                                                                                           |
| East             | C-2 (General Commercial)                                                                                                                  |
| West             | C-V (Civic); U (Undeveloped) zone [PR (Park and Recreation) General Plan designation]; and R-E (Rural Estates) [Clark County designation] |

### E) *General Plan Compliance*

A related request to amend the Centennial Hills Sector Plan to M (Medium Density Residential) [GPA-3484] has been submitted. The proposed land use designation supports this request.

| <b>SPECIAL DISTRICTS/ZONES</b>                    | <b>Yes</b> | <b>No</b> |
|---------------------------------------------------|------------|-----------|
| <b>Special Area Plan</b>                          |            | <b>X</b>  |
| <b>Special Overlay District</b>                   |            | <b>X</b>  |
| <b>Trails</b>                                     |            | <b>X</b>  |
| <b>Study Area</b>                                 | <b>X</b>   |           |
| Rancho Corridor                                   | <b>X</b>   |           |
| <b>Rural Preservation Neighborhood</b>            |            | <b>X</b>  |
| <b>County/North Las Vegas/HOA Notification</b>    | <b>X</b>   |           |
| <b>Development Impact Notification Assessment</b> |            | <b>X</b>  |
| <b>Project of Regional Significance</b>           |            | <b>X</b>  |

These parcels are in the area of the Rancho Corridor study. As a result of that study they were not included in any resulting actions.

Clark County Planning and Development staff was notified of this request because adjacent parcels to the west are within their jurisdiction.

## **INTERAGENCY ISSUES**

There are no interagency issues involved with this request.

## **ANALYSIS**

The existing C-1 (Limited Commercial) zoning designation, which is supported by the existing General Plan designation, would permit a range of commercial uses with associated noise, traffic, and lighting would have far greater impact on the neighboring properties.

The R-3 (Medium Density Residential) zoning designation permits multi-family developments with a maximum density of 25 units per acre and buildings of two stories in height. This type of development is consistent with the proposed M (Medium Density Residential). The R-3 (Medium Density Residential) would have no negative impacts on the commercial development to the east or the vacant property to the west, which is planned for office uses. With adequate attention to buffering and adherence to setbacks and residential adjacency requirements the single-family homes to the south can be protected as well. Rainbow Boulevard, an 80-foot right-of-way, will provide adequate access to the site.

## **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."**

A related request has been submitted to amend the General Plan on this property to M (Medium Density Residential). If approved, this rezoning request would be in conformance with that designation.

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

The multi-family residential use that would be permitted under the proposed zoning district is compatible with adjacent land uses, both planned and existing.

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

This parcel, which has been planned for commercial uses, has remained undeveloped. The only request for entitlements to develop the site in the last several years was a similar

request for apartments in 1998. With the concentration of commercial uses in Town Center, the need for residential development has increased. For these reasons a multi-family development on this site is 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.”**

Rainbow Boulevard, an 80-foot right-of-way, is adequate to service this site.

**NOTICES MAILED** 505 by Planning Department

**APPROVALS** 0

**PROTESTS** 96



Case Number: **ZON-3486** APN:138-02-101-001, 138-02-101-013

Name of Applicant: Ovation Development

           Yes            X No

City Official: \_\_\_\_\_

**Partner(s):** \_\_\_\_\_

APN: \_\_\_\_\_

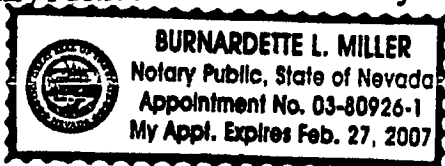
Signature of Property Owner/Authorized Agent: Charles J. Smith

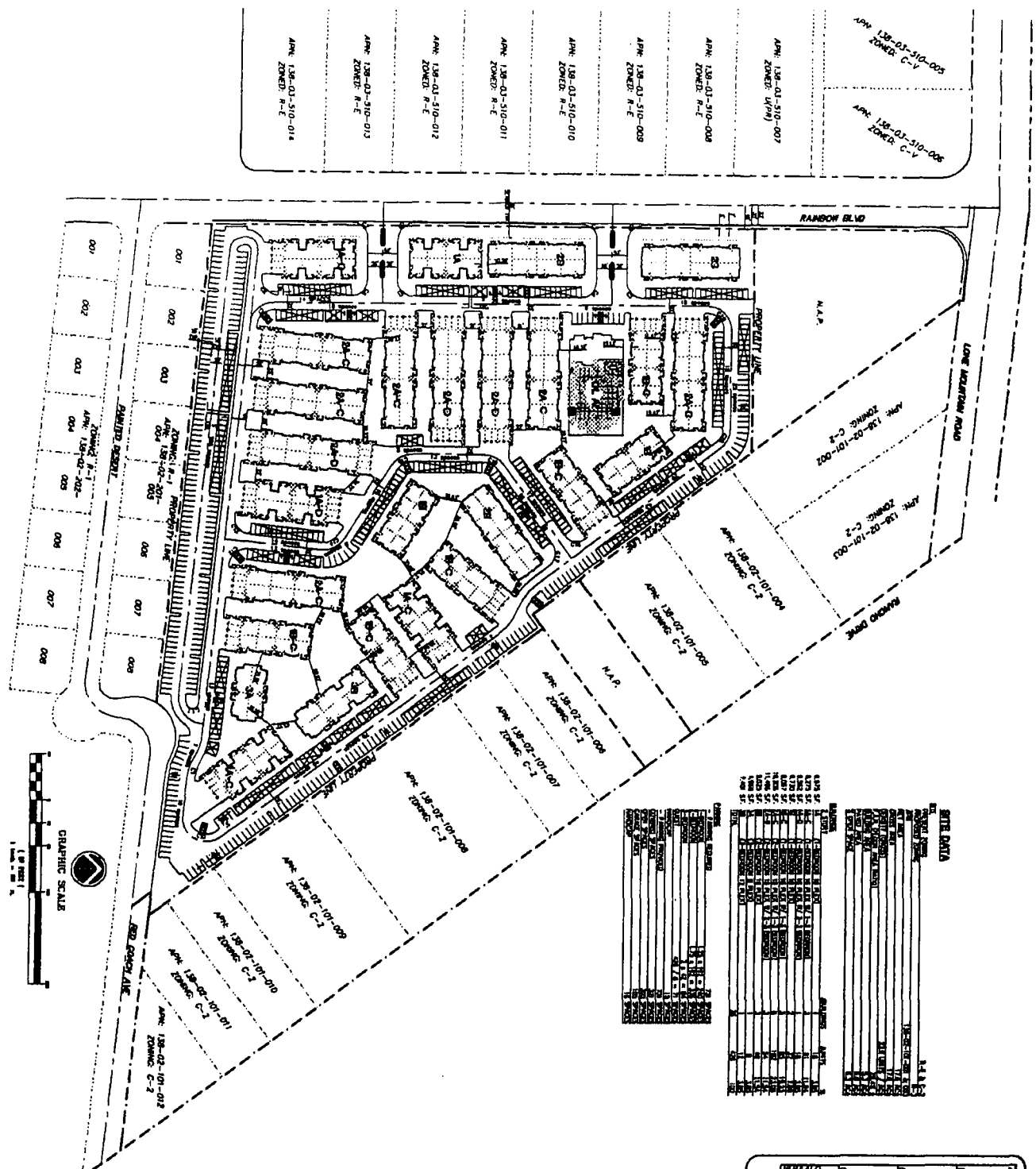
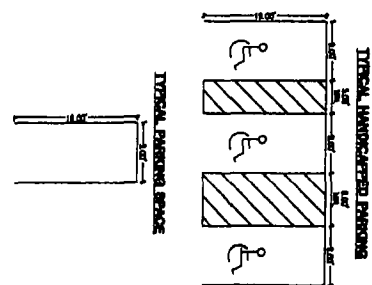
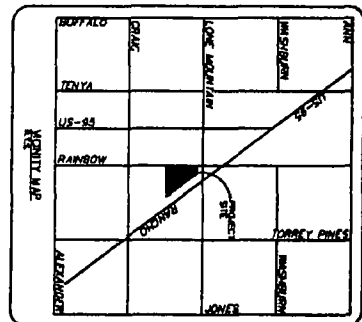
Print Name: Charles W. Sandefer

Subscribed and sworn before me

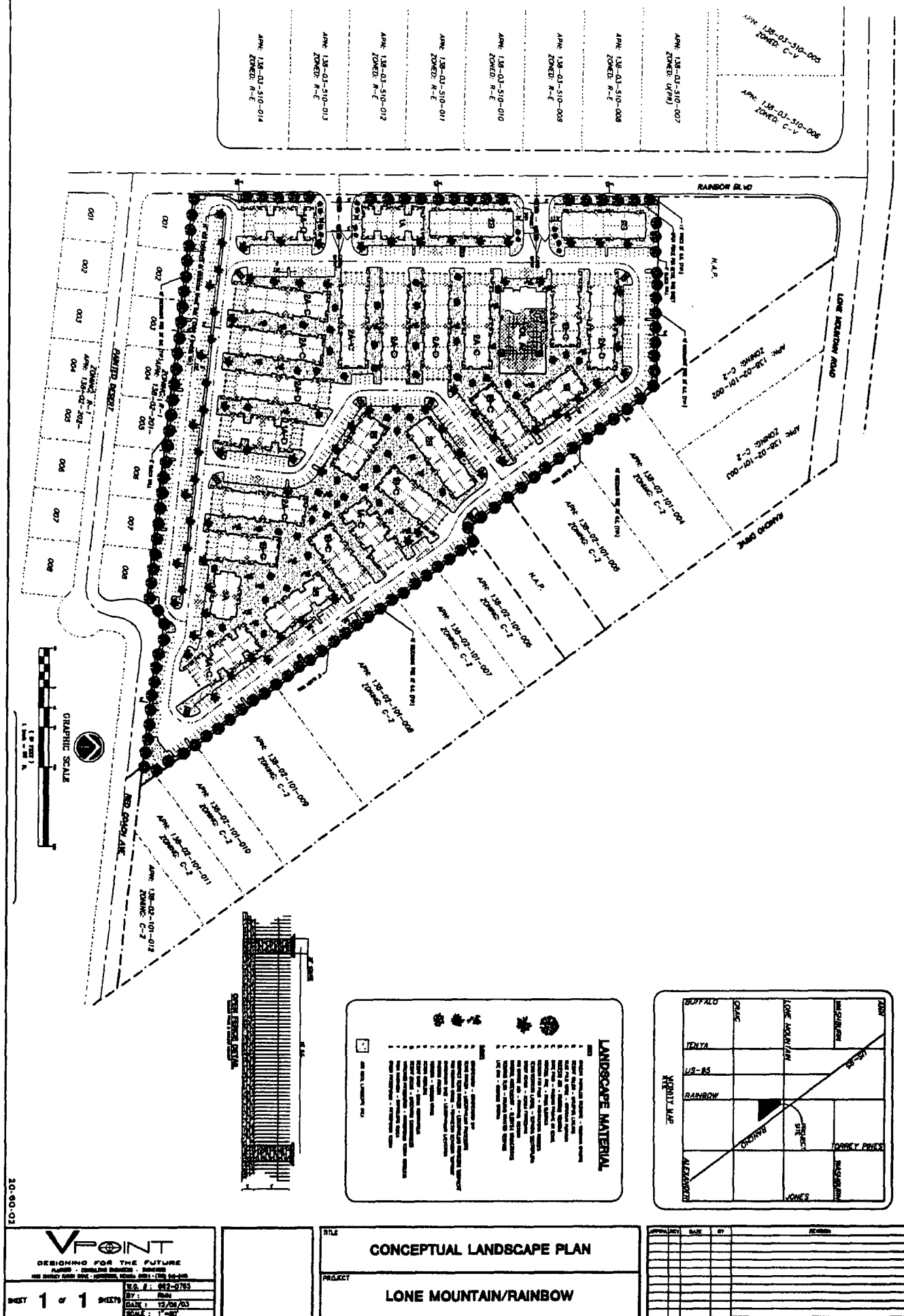
This 14<sup>th</sup> day of November, 2003

Burnardette L Miller  
Notary Public in and for said County and State



[illegible][illegible][illegible]

**ZON-3486**  
**1-22-04 PC**





**ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.  
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD  
JANUARY 22, 2004 PLANNING COMMISSION**

1/2/04



**ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.  
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD  
JANUARY 22, 2004 PLANNING COMMISSION**

**1/2/04**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**NOT TO BE HEARD BEFORE 4:30 PM** - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3484 AND ZON-3487 - PUBLIC HEARING - **SDR-3490** - **OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request for a Site Development Plan Review FOR A 426 UNIT RESIDENTIAL DEVELOPMENT on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 6 (Mack). The Planning Commission (3-0-2 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**96**

**City Council Meeting**

**357**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**RECOMMENDATION:**

The Planning Commission (3-0-2 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – Protest petition with 357 signatures submitted by Karen Dyka and a map reflecting protest petition signators by Attorney Tom Amick filed under Item 137
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 55

**MACK – APPROVED subject to conditions – Motion carried with MONCRIEF voting No and GOODMAN excused**

**MINUTES:**

NOTE: See Item 137 [GPA-3484] for all related discussion.

(5:02 – 6:03)

5-1713/6-1

**CONDITONS:**

Planning and Development

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.
2. A Rezoning (ZON-3486) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004  
Planning and Development Department  
Item 139 – SDR-3490

**CONDITIONS – Continued:**

3. 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.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. In accordance with the provisions of the City of Las Vegas Drought Code, turf areas shall not exceed 15% of the required landscaped area. It is recommended that xeriscape be utilized in lieu of any turf, as the open space areas are not designed for recreational use.
6. The standards for this development shall include the following; minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet in the front, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.
8. Trash enclosures must be fully enclosed and have the same design theme and building materials as the main structures.
9. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect 36 inch box trees 20 feet on center along the south property line and a minimum of four five-gallon shrubs for each tree within provided planters.
11. 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.]
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

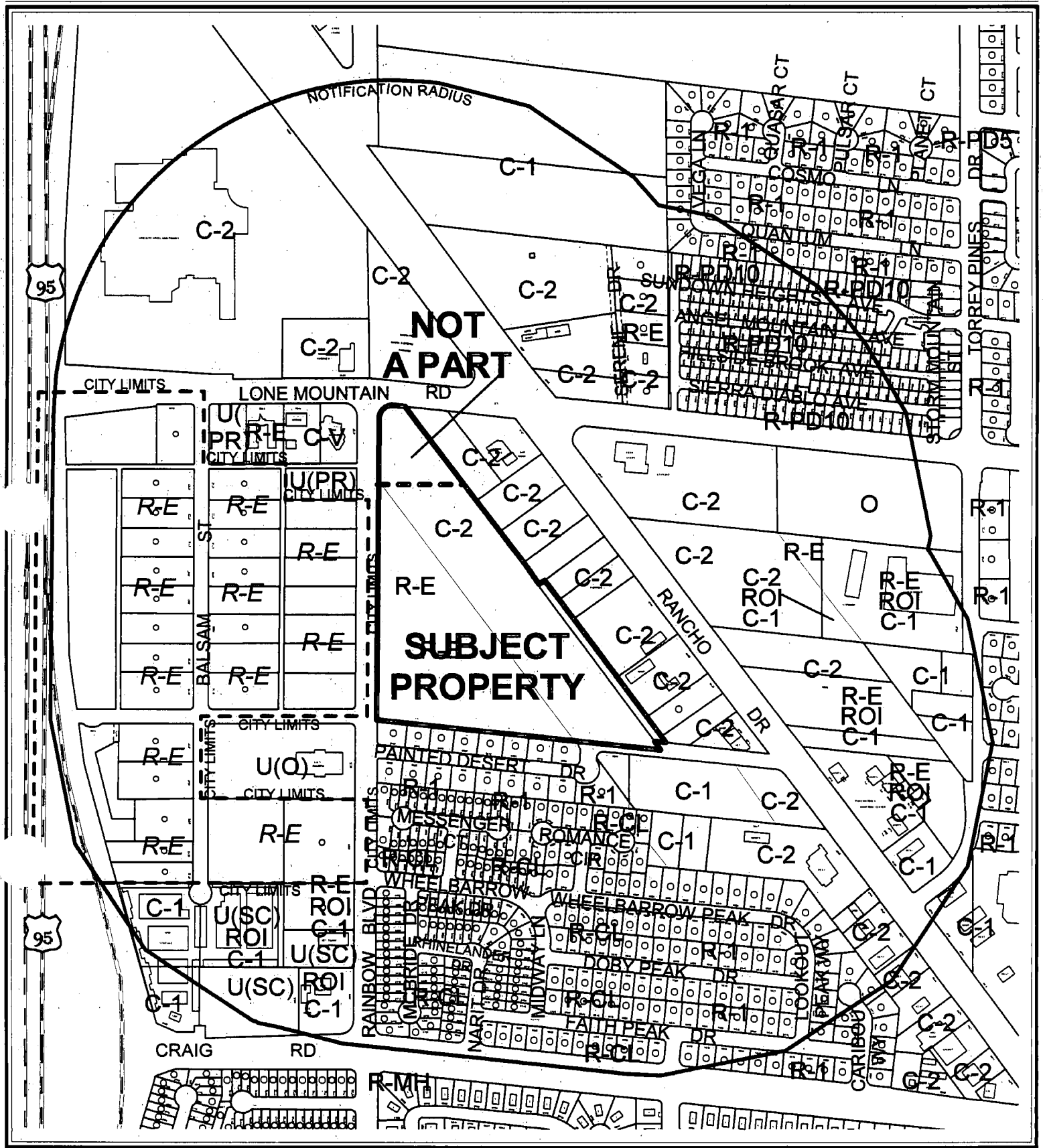
CITY COUNCIL MEETING OF FEBRUARY 18, 2004  
Planning and Development Department  
Item 139 – SDR-3490

**CONDITIONS – Continued:**

13. 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3486 and all other subsequent site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: **SDR-3490**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-2 (SERVICE COMMERCIAL)

0 300 600 Feet

139



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.**

---

**\*\* CONDITIONS \*\***

The Planning Commission (3-0-2 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.
2. A Rezoning (ZON-3486) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. In accordance with the provisions of the City of Las Vegas Drought Code, turf areas shall not exceed 15% of the required landscaped area. It is recommended that xeriscape be utilized in lieu of any turf, as the open space areas are not designed for recreational use.
6. The standards for this development shall include the following; minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet in the front, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.
8. Trash enclosures must be fully enclosed and have the same design theme and building materials as the main structures.
9. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect 36 inch box trees 20 feet on center along the south property line and a minimum of four five-gallon shrubs for each tree within provided planters.

11. 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.]
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
13. 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3486 and all other subsequent site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

**A) *Action Requested***

This request is for a Site Development Plan Review for a 426 unit multi-family residential development on 17.80 acres of land. The property is located on the east side of Rainbow Boulevard, approximately 360 feet south of Lone Mountain Road.

**B) *Applicant's Justification***

A multi-family residential development would provide a better buffer to the existing residents to the south and west of this site than would a commercial development that is currently permitted.

**BACKGROUND INFORMATION**

**A) *Previous Actions***

- 04/27/98      The City Council accepted the applicant's request to withdraw GPA--98 and ZON-9-98
- 04/27/98      The City Council accepted the applicant's request to withdraw this item.
- 01/22/04      The Planning Commission failed to obtain a super majority vote which is tantamount to denial of a related General Plan Amendment (GPA-3484); they recommended approval of a related Rezoning (ZON-3486).
- 01/22/04      The Planning Commission voted 3-0-2 to recommend APPROVAL (PC Agenda Item #55/sr).

**B) *Pre-Application Meeting***

- 11/19/03      The applicant was informed of residential adjacency issues as well as the need for additional information on the site plan.

**DETAILS OF APPLICATION REQUEST**

**A) *Site Area***

Gross Acres:      17.80

**B) Existing Land Use**

|                  |                              |
|------------------|------------------------------|
| Subject Property | Undeveloped                  |
| North            | Undeveloped/ Commercial      |
| South            | Single-family homes          |
| East             | Commercial                   |
| West             | Undeveloped/ Public Facility |

**C) Planned Land Use**

|                  |                                                                            |
|------------------|----------------------------------------------------------------------------|
| Subject Property | SC (Service Commercial)                                                    |
| North            | SC (Service Commercial)                                                    |
| South            | L (Low Density Residential)                                                |
| East             | GC (General Commercial)                                                    |
| West             | O (Office); PF (Public Facility); PR-OS (Park, Recreation, and Open Space) |

**D) Existing Zoning**

|                  |                                                                                                                                           |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Subject Property | R-E (Residence Estates); C-2 (General Commercial)                                                                                         |
| North            | C-2 (General Commercial)                                                                                                                  |
| South            | R-1 (Single-Family Residential)                                                                                                           |
| East             | C-2 (General Commercial)                                                                                                                  |
| West             | C-V (Civic); U (Undeveloped) zone [PR (Park and Recreation) General Plan designation]; and R-E (Rural Estates) [Clark County designation] |

**E) General Plan Compliance**

The Centennial Hills Sector Plan currently designates this site as SC (Service Commercial). A related request for a General Plan Amendment has submitted to designate the site as M (Medium Density Residential), which would support the proposed use. If that request is not approved this item cannot go forward.

**PROJECT DESCRIPTION**

The site plan depicts a 426 unit multi-family residential development located on the east side of Rainbow Boulevard, approximately 360 feet south of Lone Mountain Road. Access is provided at two gated points of entry off of Rainbow Boulevard. Commercial development is existing to the east and single-family homes are to the west and south. A clubhouse and pool area is located in the northern portion of the site. A six-foot high masonry and wrought iron fence is to be constructed around the perimeter.

**ANALYSIS**

**A) Zoning Code Compliance**

**A1) Development Standards**

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

| <b>Standards</b>     | <b>Required</b>          | <b>Provided</b>          | <b>Compliance</b> |
|----------------------|--------------------------|--------------------------|-------------------|
| Min. Lot Size        | 6,500 S.F.               | 17.80 Acres              | Y                 |
| Min. Lot Width       | N/A Feet                 | N/A                      | Y                 |
| Min. Setbacks        |                          |                          |                   |
| • Front              | 20 Feet                  | 30 Feet                  | Y                 |
| • Side               | 5 Feet                   | 65 Feet                  | Y                 |
| • Corner             | 5 Feet                   | 90 Feet                  | Y                 |
| • Rear               | 20 Feet                  | 50 Feet                  | Y                 |
| Max. Lot Coverage    | N/A                      | N/A                      | N/A               |
| Max. Building Height | 2 Stories / 35 Feet      | 2 Stories/ 32 Feet       | Y                 |
| Trash Enclosure      | 50 feet from residential | 90 feet from residential | Y                 |
| Loading Zone         | N/A                      | N/A                      | N/A               |
| Mech. Equipment      | N/A                      | N/A                      | N/A               |
| Other ...            | N/A                      | N/A                      | N/A               |

The proposed site plan is in full conformance to the development standards.

#### A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. The proximity slope from the protected properties to the south reaches a height of approximately 34 feet six inches at the setback line of the proposed buildings. The building elevations depict heights of no more than 31 feet 2 inches
- b) Building setback. The proposal meets the requirements for residential adjacency.

#### A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

| <b>Uses</b>  | <b>GFA</b> | <b>Ratio</b> | <b>Required Parking</b> |                 | <b>Provided Parking</b> |                 |
|--------------|------------|--------------|-------------------------|-----------------|-------------------------|-----------------|
|              |            |              | <b>Regular</b>          | <b>Handicap</b> | <b>Regular</b>          | <b>Handicap</b> |
| Multi-family | N/A        | N/A          | 716                     | 15              | 715                     | 16              |

The number of parking spaces provided meets the requirements for this development.

The Department of Public Works will require driveways to be designed, located and constructed in accordance with Standard Drawing #222A. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits. Conditions of approval addressing these issues are included in this report.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

| Standards         | Required              |           | Provided  |
|-------------------|-----------------------|-----------|-----------|
|                   | Ratio                 | Trees     |           |
| Parking Area      | 1 Tree/6 Spaces       | 122 Trees | 86        |
| Buffer:           |                       |           |           |
| • Min. Trees      | 1 Tree/30 Linear Feet |           | 113 Trees |
| • Min. Zone Width | 6 Feet                |           | 6 Feet    |
| • Wall height     | 6 Feet                |           | 6 Feet    |

Additional trees will be required in the parking area to achieve the ratio of one tree for every six spaces. There are several landscape fingers in the parking spaces that don't currently have trees shown in them that could be used. Its important to note the additional trees should not be provided at the expense of parking spaces, otherwise a parking variance would be required.

Also, the current state of Drought Alert requires that turf areas be limited to 50% of the normal requirement. Therefore only 15% of the total landscape area may be turf. Since the landscape areas do not appear to be usable recreational spaces, it is recommended that no turf be installed. Conditions of approval are included to address these issues.

***B) General Analysis and Discussion***

- Zoning

The requested R-3 (Medium Density Residential) zoning district is the appropriate designation for this type of development. If the related General Plan Amendment application is approved, the resulting M (Medium Density Residential) land use designation supports this use.

- Site Plan

The site plan depicts a 426 unit multi-family development. Two gated entries are located on the east side of the site, off of Rainbow Boulevard. Circulation is provided generally around the perimeter of the property with one travel lane cutting through the middle. Parking is provided along the circulation route. Building setbacks are in conformance with the requirements.

Trash receptacles are located throughout the site, adequately spaced from adjacent residential properties. They appear to be screened from view however a condition is included in this report to ensure this.

- Waivers

No waivers have been requested.

- Landscape Plan

The landscape plan is in conformance with the requirements in regard to perimeter trees and zone width. Additional trees will be required in the parking area prior to the approval of any building permits. A condition is included addressing this issue.

- Elevation

The elevations depict two story buildings in multiple earth tones and decorative stone.

- Floor Plan

The floor plans depict typical apartment layouts in one, two, and three bedroom models.

## 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;"**

Multi-family developments serve as good buffers between residential properties and more intense commercial development. This project will also be compatible with office uses that are proposed to the west.

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;"**

Related requests have been submitted for a General Plan Amendment (GPA-3484) and Rezoning (ZON-3486). If these are approved, the designations will support this request. The proposed project, subject to above conditions, is in substantial conformance to development standards.

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

Access to the site and the internal circulation will have no negative impact on adjacent roadways.

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

The building and landscape materials are appropriate for this type of development.

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

The building elevations are typical of multi-family residential developments in this vicinity and will be compatible with surrounding development.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

**PLANNING COMMISSION ACTION**

The Planning Commission amended Condition #10 as shown to add to the landscaping requirement.

**NOTICES MAILED** 505 by Planning Department

**APPROVALS** 0

**PROTESTS** 0



Case Number: **SDR-3490**

**APN:138-02-101-001, 138-02-101-013**

**Name of Property Owner:** Santa Fe Hotel, Inc.

**Name of Applicant:** Ovation Development

**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: \_\_\_\_\_

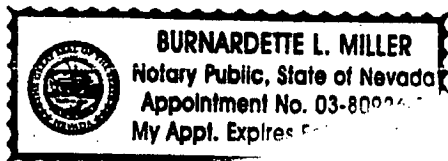
**Signature of Property Owner/Authorized Agent:**

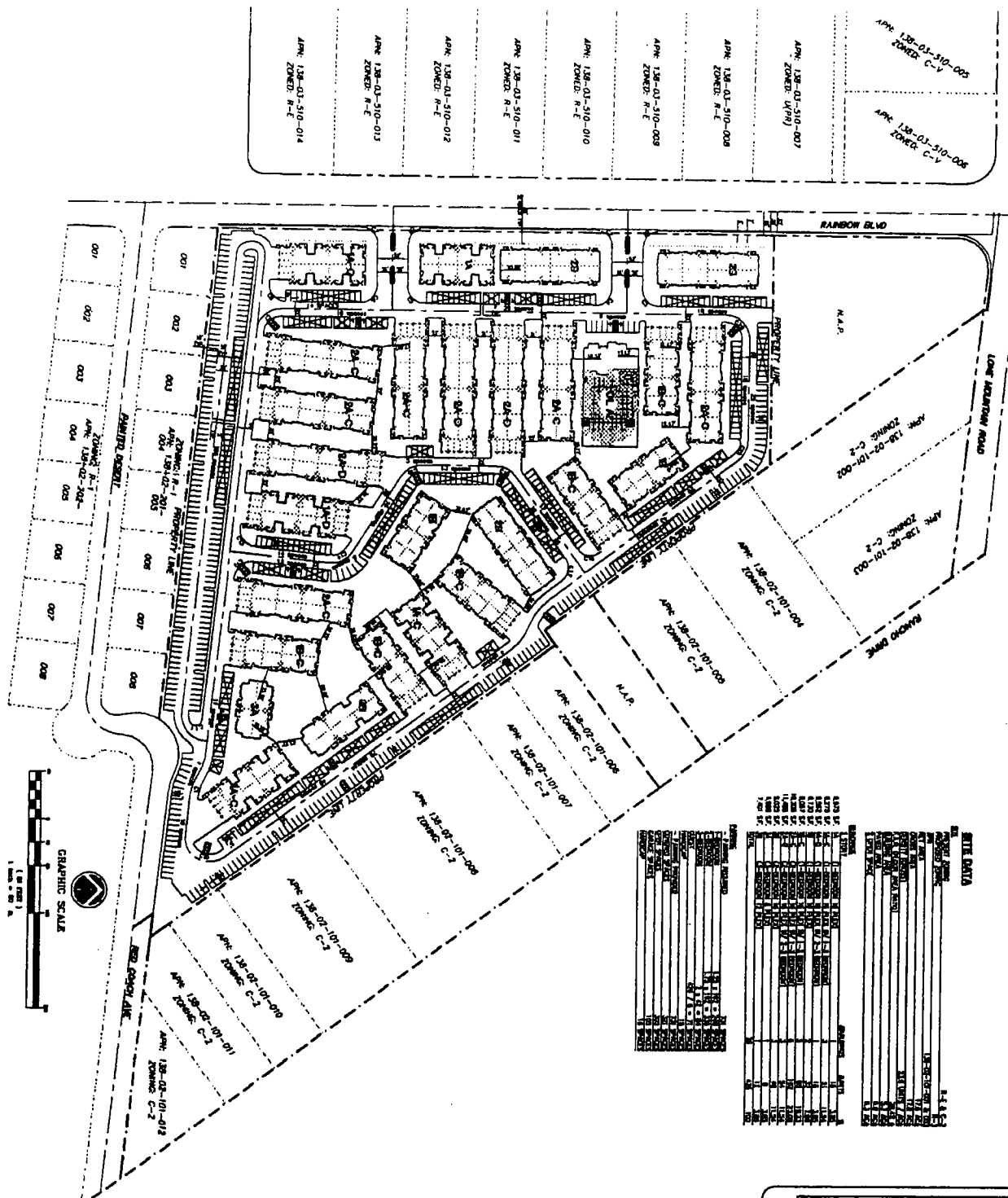
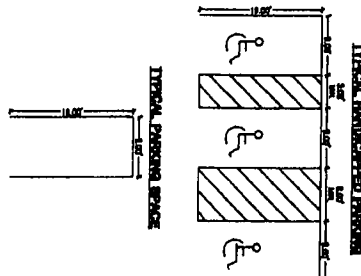
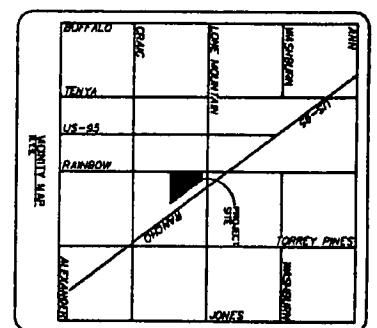
**Print Name:**

Subscribed and sworn before me

This 14<sup>th</sup> day of November, 2003

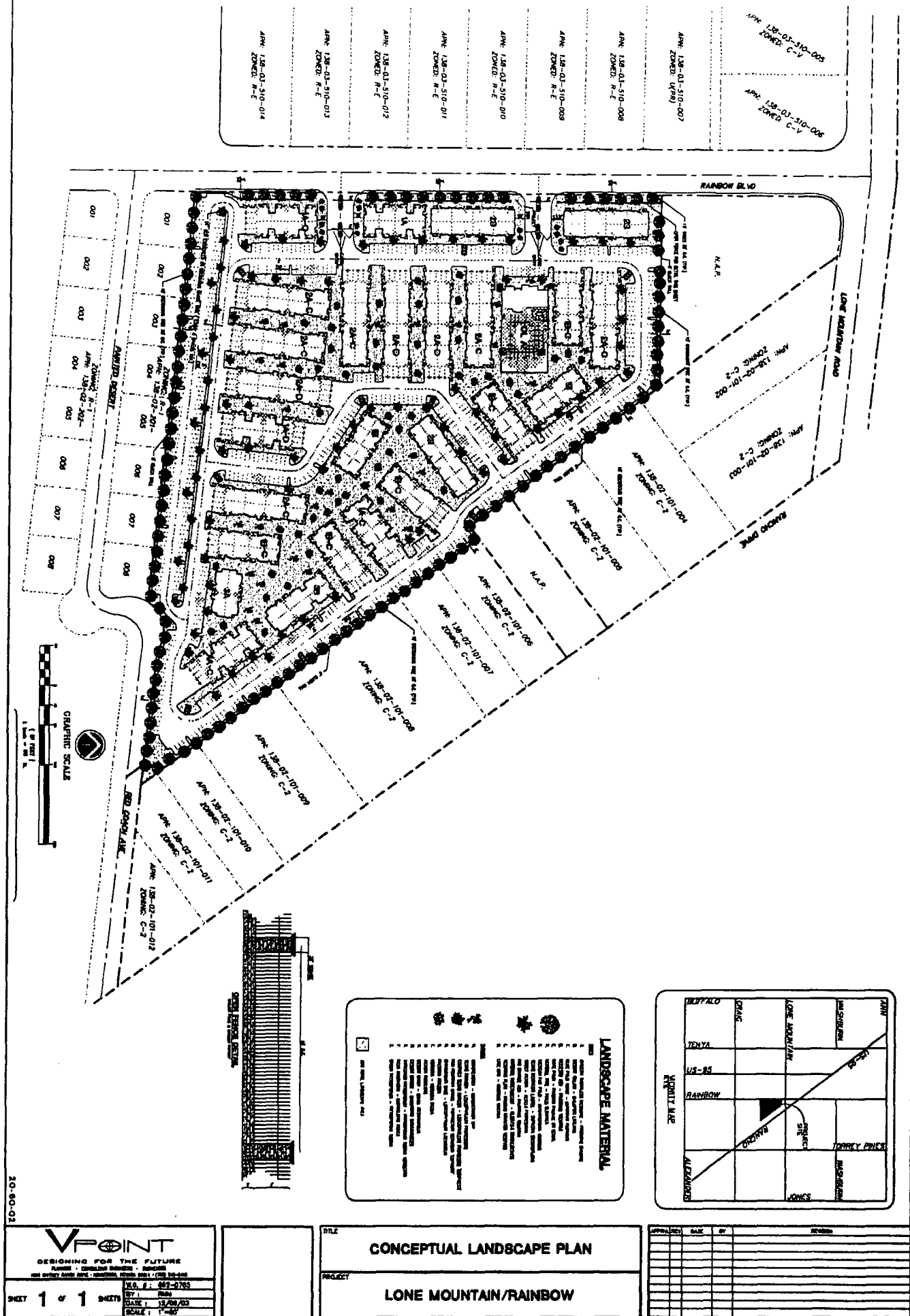
Bernardette L Miller  
Notary Public in and for said County and State



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| CRIME TABLE |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Year        | 1970 | 1971 | 1972 | 1973 | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |

**SDR-3490**  
**1-22-04 PC**



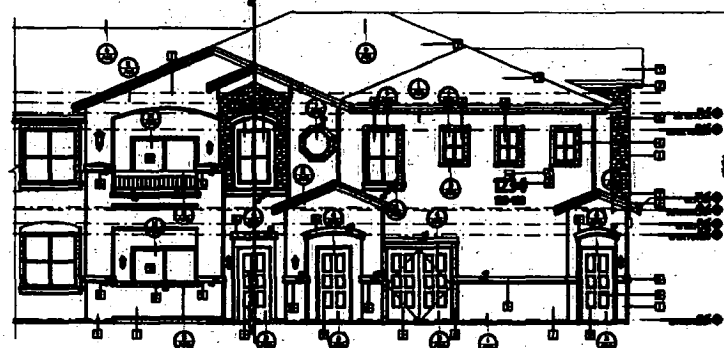
**1-22-04 PC**



**ELEVATION -- BLDG 1A**



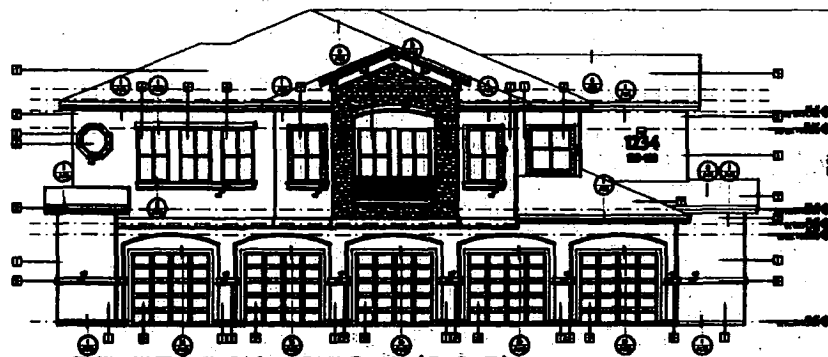
**ELEVATION - BLDG 1A (C & D)**



**ELEVATION - BLDG 1A (C & D)**



**END ELEVATION - BLDG 1A**



**END ELEVATION - BLDG 1A (C & D)**

## ELEVATION KEY NOTES

|     |                                 |
|-----|---------------------------------|
| (B) | DESCRIPTION - TYPICAL BUILDINGS |
| 1   | A-1000 HOUSE - 100' ELEVATION   |
| 2   | B-1000 HOUSE - 100' ELEVATION   |
| 3   | C-1000 HOUSE - 100' ELEVATION   |
| 4   | D-1000 HOUSE - 100' ELEVATION   |
| 5   | E-1000 HOUSE - 100' ELEVATION   |
| 6   | F-1000 HOUSE - 100' ELEVATION   |
| 7   | G-1000 HOUSE - 100' ELEVATION   |
| 8   | H-1000 HOUSE - 100' ELEVATION   |
| 9   | I-1000 HOUSE - 100' ELEVATION   |
| 10  | J-1000 HOUSE - 100' ELEVATION   |
| 11  | K-1000 HOUSE - 100' ELEVATION   |
| 12  | L-1000 HOUSE - 100' ELEVATION   |
| 13  | M-1000 HOUSE - 100' ELEVATION   |
| 14  | N-1000 HOUSE - 100' ELEVATION   |
| 15  | O-1000 HOUSE - 100' ELEVATION   |
| 16  | P-1000 HOUSE - 100' ELEVATION   |
| 17  | Q-1000 HOUSE - 100' ELEVATION   |
| 18  | R-1000 HOUSE - 100' ELEVATION   |
| 19  | S-1000 HOUSE - 100' ELEVATION   |
| 20  | T-1000 HOUSE - 100' ELEVATION   |
| 21  | U-1000 HOUSE - 100' ELEVATION   |
| 22  | V-1000 HOUSE - 100' ELEVATION   |
| 23  | W-1000 HOUSE - 100' ELEVATION   |
| 24  | X-1000 HOUSE - 100' ELEVATION   |
| 25  | Y-1000 HOUSE - 100' ELEVATION   |
| 26  | Z-1000 HOUSE - 100' ELEVATION   |

**SCOTT L BAKER,  
ARCHITECT, INC.**

**OVATION**  
LONE MOUNTAIN PROJECT  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

[illegible][illegible]

**BUILDING 1A  
EXTERIOR  
ELEVATIONS  
A21**

59 OF

**1-22-04 PC**



| ELEVATION KEY NOTES |                                 |
|---------------------|---------------------------------|
| 0                   | DESCRIPTION - TYPICAL ELEVATION |
| 1                   | 1.000000                        |
| 2                   | 2.000000                        |
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| 100                 | 100.000000                      |

**SCOTT L BAKER,  
ARCHITECT, INC.**



# OVATION

LONE MOUNTAIN PROJECT  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

[illegible]

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**BUILDING B  
EXTERIOR  
ELEVATIONS**

**A2.2**

**OF**



SL-3490  
1-22-04 PC



ELEVATION - BLDG 28



ELEVATION - BLDG 28



END ELEVATION - BLDG 28

| ELEVATION KEY NOTES |                                |
|---------------------|--------------------------------|
| 1                   | DESCRIPTION - TYPICAL BUILDING |
| 2                   | CLADDING - TYPICAL BUILDING    |
| 3                   | CLADDING - TYPICAL BUILDING    |
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| 19                  | CLADDING - TYPICAL BUILDING    |
| 20                  | CLADDING - TYPICAL BUILDING    |

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ARCHITECT, INC.



OVATION  
LOVE MOUNTAIN PROJECT  
RANCHO AND LOVE MOUNTAIN  
CLARK COUNTY, NEVADA

|         |     |      |      |
|---------|-----|------|------|
| DATE    | BY  | CHKD | APPD |
| 1-22-04 | SLB |      |      |
| 1-22-04 | SLB |      |      |
| 1-22-04 | SLB |      |      |
| 1-22-04 | SLB |      |      |

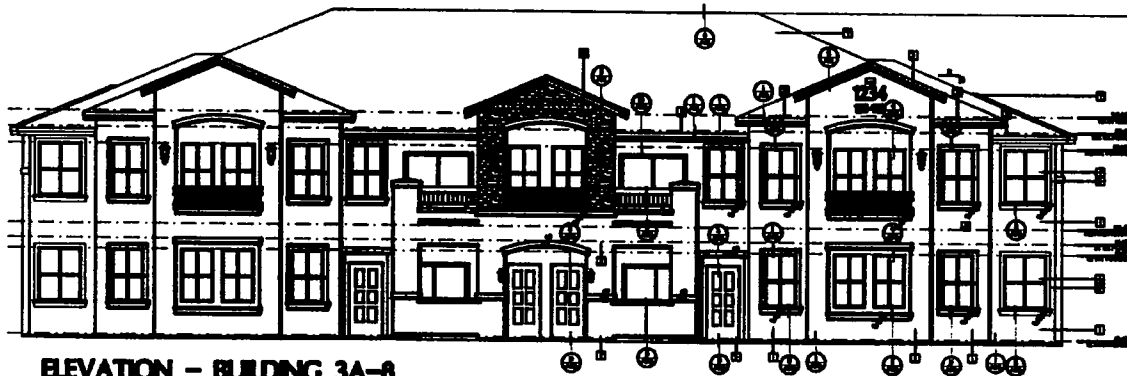
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| DATE    | BY  | CHKD | APPD |
| 1-22-04 | SLB |      |      |
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| 1-22-04 | SLB |      |      |
| 1-22-04 | SLB |      |      |

BLDG 28  
ELEVATIONS  
A24  
OF

SDR-3490  
1-22-04 PC



**ELEVATION - BUILDING 3A-12**



**ELEVATION - BUILDING 3A-8**

| ELEVATION KEY NOTES            |                                 |
|--------------------------------|---------------------------------|
| DESCRIPTION - TYPICAL BUILDING |                                 |
| 1                              | EXTERIOR WALLS - CONCRETE BLOCK |
| 2                              | EXTERIOR WALLS - BRICK          |
| 3                              | EXTERIOR WALLS - STUCCO         |
| 4                              | EXTERIOR WALLS - SIDING         |
| 5                              | EXTERIOR WALLS - METAL PANELS   |
| 6                              | EXTERIOR WALLS - GLASS          |
| 7                              | EXTERIOR WALLS - OTHER          |
| 8                              | EXTERIOR WALLS - OTHER          |
| 9                              | EXTERIOR WALLS - OTHER          |
| 10                             | EXTERIOR WALLS - OTHER          |
| 11                             | EXTERIOR WALLS - OTHER          |
| 12                             | EXTERIOR WALLS - OTHER          |
| 13                             | EXTERIOR WALLS - OTHER          |
| 14                             | EXTERIOR WALLS - OTHER          |
| 15                             | EXTERIOR WALLS - OTHER          |
| 16                             | EXTERIOR WALLS - OTHER          |
| 17                             | EXTERIOR WALLS - OTHER          |
| 18                             | EXTERIOR WALLS - OTHER          |
| 19                             | EXTERIOR WALLS - OTHER          |
| 20                             | EXTERIOR WALLS - OTHER          |



**END ELEVATION - BUILDING 3A-12**



**END ELEVATION - BUILDING 3A-8 & 12**

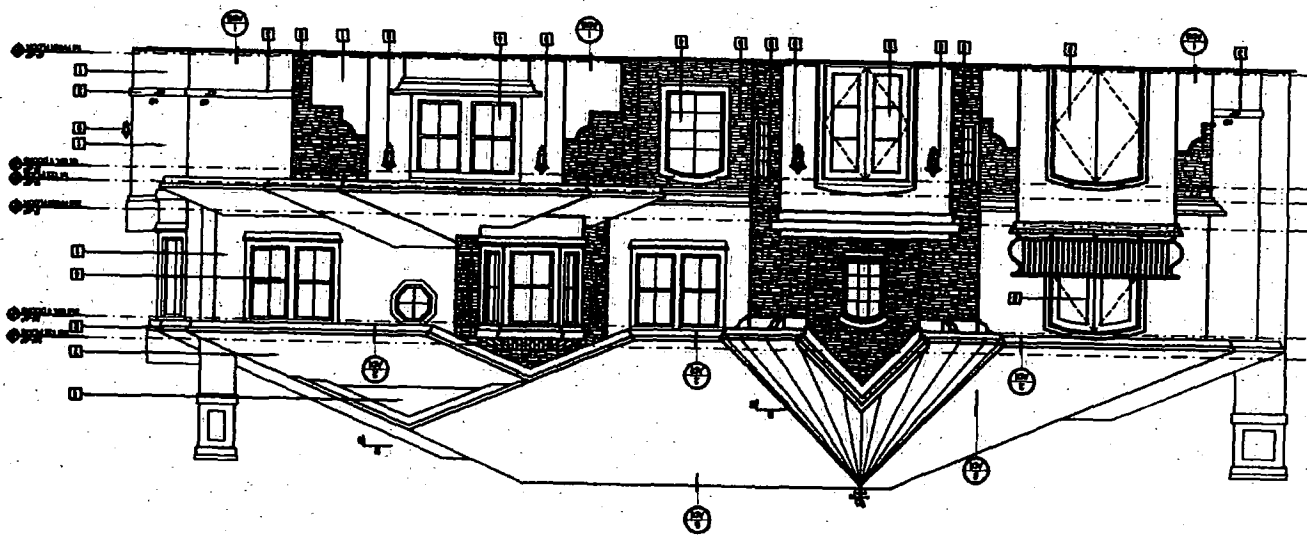
SCOTT L. BAKER,  
ARCHITECT, INC.

**Ovation**  
LONE MOUNTAIN PROJECT  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

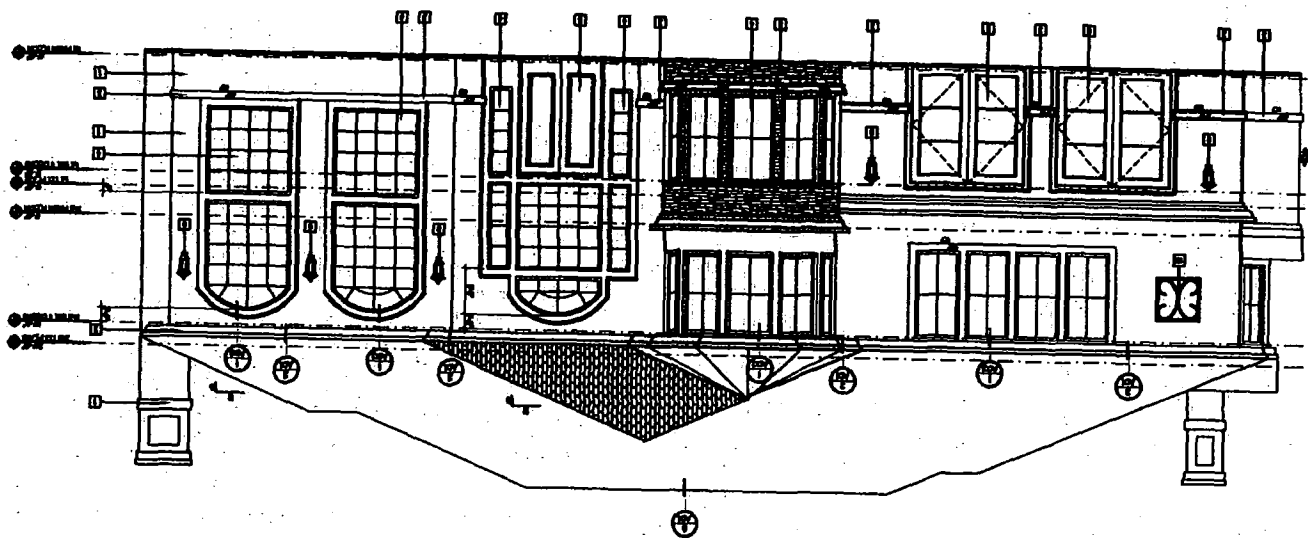
BUILDING 3A-12 (S)  
ELEVATION  
**A25**  
OF

SDNY-3490  
1-22-04 PC

REC. BUILDING - FRONT ELEVATION



REC. BUILDING - REAR ELEVATION



# Ovation

**SCOTT L. BAKER,  
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**ELEVATION KEY NOTES**

CONFIDENTIAL - SECURITY INFORMATION

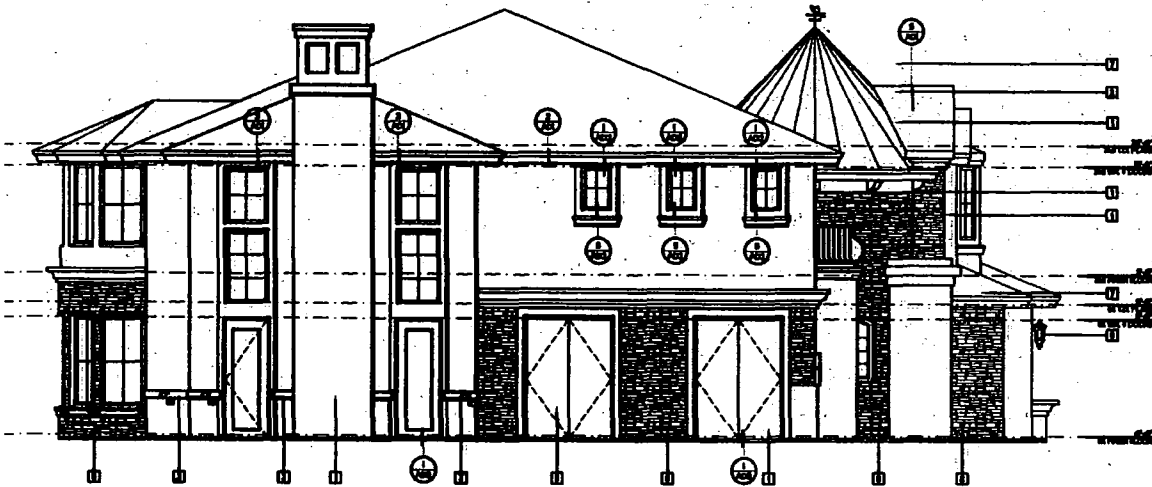
**A4.5**

**REC. BUILDING  
ELEVATIONS  
FRONT & REAR**

SL.-3490  
1-22-04 PC



**REC. BUILDING - LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REC. BUILDING - RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

| ELEVATION KEY NOTES |                         |
|---------------------|-------------------------|
| 1                   | CHIMNEY - TYPICAL BRICK |
| 2                   | 1" x 4" WINDOW SILL     |
| 3                   | 1" x 4" WINDOW CASE     |
| 4                   | 1" x 4" WINDOW CASE     |
| 5                   | 1" x 4" WINDOW CASE     |
| 6                   | 1" x 4" WINDOW CASE     |
| 7                   | 1" x 4" WINDOW CASE     |
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| 14                  | 1" x 4" WINDOW CASE     |
| 15                  | 1" x 4" WINDOW CASE     |

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**OVATION**  
LOVE MOUNTAIN PROJECT  
RANCHO AND LOVE MOUNTAIN  
CLARK COUNTY, NEVADA

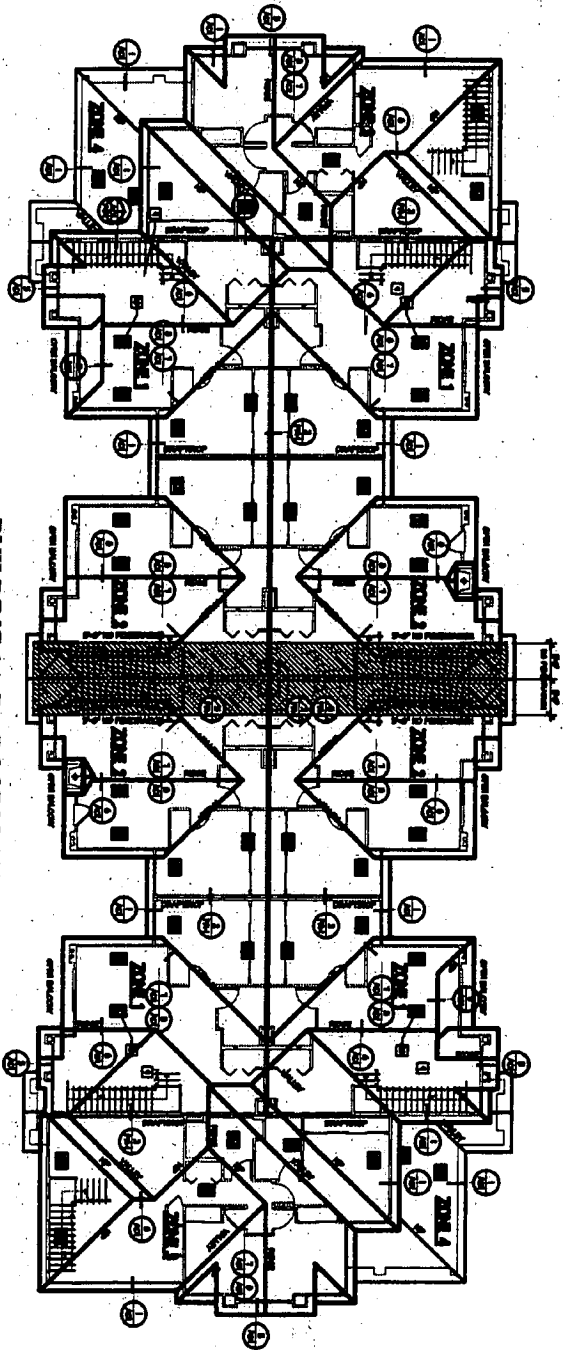
|            |         |
|------------|---------|
| DATE       | 1-22-04 |
| BY         | SLB     |
| CHECKED BY | SLB     |
| DATE       | 1-22-04 |

|            |         |
|------------|---------|
| DATE       | 1-22-04 |
| BY         | SLB     |
| CHECKED BY | SLB     |
| DATE       | 1-22-04 |

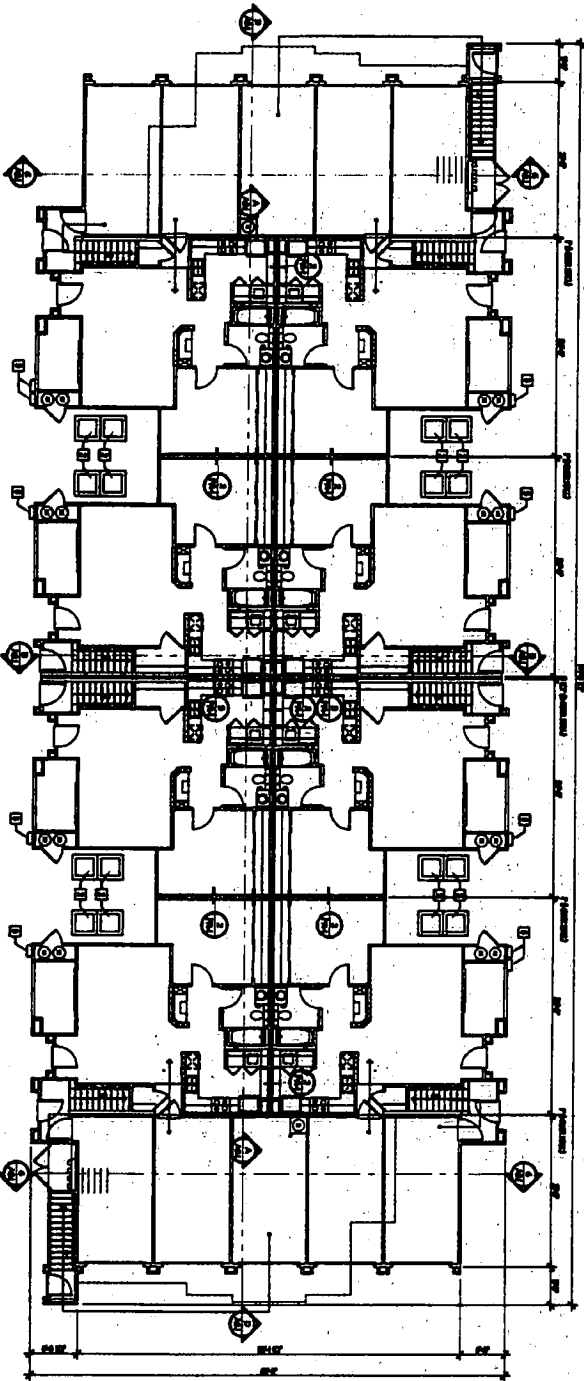
**REC. BUILDING  
ELEVATIONS  
LEFT & RIGHT**  
**A4.6**  
OF



SDR-3490  
1-22-04 PC



BUILDING 1A-D - ROOF PLAN  
SCALE: 1/8" = 1'-0"



BUILDING 1A-D - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

KEY NOTES

|    |                                                       |
|----|-------------------------------------------------------|
| 1  | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 2  | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 3  | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 4  | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
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| 13 | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 14 | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 15 | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 16 | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 17 | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 18 | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 19 | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |
| 20 | ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY. |

GENERAL NOTES

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ATTIC VENTILATION

| NO. | DESCRIPTION       | AMOUNT | LOCATION |
|-----|-------------------|--------|----------|
| 1   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 2   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 3   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 4   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 5   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 6   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 7   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 8   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 9   | ATTIC VENTILATION | 1.00   | ATTIC    |
| 10  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 11  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 12  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 13  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 14  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 15  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 16  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 17  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 18  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 19  | ATTIC VENTILATION | 1.00   | ATTIC    |
| 20  | ATTIC VENTILATION | 1.00   | ATTIC    |

REMARKS

1. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.  
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**OVATION**  
LONE MOUNTAIN PROJECT  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

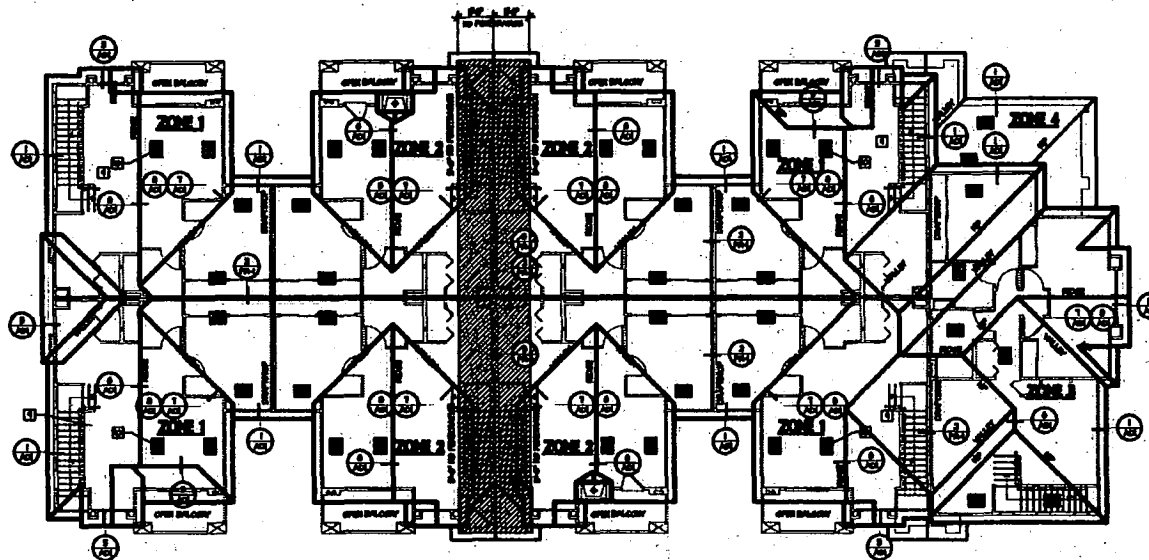
SCOTT L. BAKER,  
ARCHITECT, INC.



| REVISION | DATE    | BY | DESCRIPTION       |
|----------|---------|----|-------------------|
| 1        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 2        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 3        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 4        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 5        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 6        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 7        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 8        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 9        | 1-22-04 | SB | ISSUED FOR PERMIT |
| 10       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 11       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 12       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 13       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 14       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 15       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 16       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 17       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 18       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 19       | 1-22-04 | SB | ISSUED FOR PERMIT |
| 20       | 1-22-04 | SB | ISSUED FOR PERMIT |

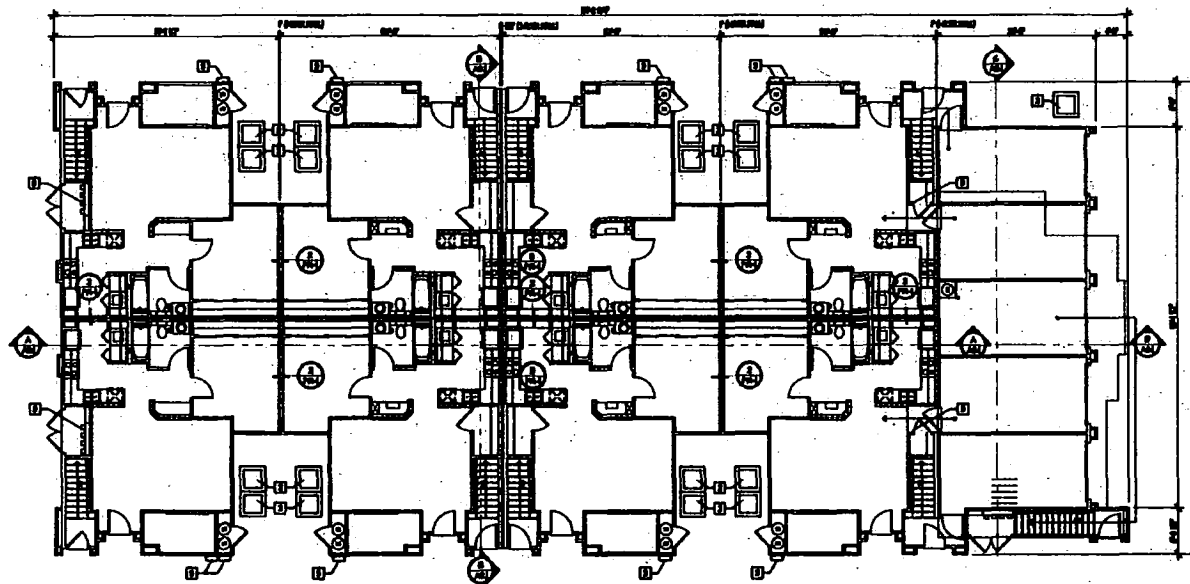
**A11b**  
BUILDING 1A-D  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

SDR-3490  
1-22-04 PC



BUILDING 1A-C - ROOF PLAN

SCALE: 1/8" = 1'-0"



BUILDING 1A-C - FLOOR PLAN

SCALE: 1/8" = 1'-0"

# KEY NOTES

|     |                                                    |
|-----|----------------------------------------------------|
| 1.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 2.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 3.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 4.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 5.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 6.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 7.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 8.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 9.  | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 10. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 11. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 12. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 13. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 14. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 15. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
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| 17. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 18. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 19. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |
| 20. | SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. |

## GENERAL NOTES:

1. EXISTING ROOF - SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPS AND TYPICAL DETAILS.
2. ROOF DRAINAGE - SEE SDR-3490 FOR GENERAL NOTES AND SPECIFICATIONS. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPS AND TYPICAL DETAILS.
3. ALL ROOFING AND FLASHING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPS AND TYPICAL DETAILS.
4. FLASHING AND ELECTRICAL PENETRATIONS OF ROOFING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPS AND TYPICAL DETAILS.
5. ALL ROOFING AND FLASHING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPS AND TYPICAL DETAILS.
6. ROOFING AND FLASHING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPS AND TYPICAL DETAILS.
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20. ROOFING AND FLASHING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPS AND TYPICAL DETAILS.

## ATTIC VENTILATION

| ZONE | AREA (SQ FT) | VENTILATION (CFM)    | VENTILATION (CFM)   |
|------|--------------|----------------------|---------------------|
| 1    | 200 SQ FT    | 200 CFM / 2000 SQ FT | 1.0 CFM / 100 SQ FT |
| 2    | 200 SQ FT    | 200 CFM / 2000 SQ FT | 1.0 CFM / 100 SQ FT |
| 3    | 200 SQ FT    | 200 CFM / 2000 SQ FT | 1.0 CFM / 100 SQ FT |
| 4    | 200 SQ FT    | 200 CFM / 2000 SQ FT | 1.0 CFM / 100 SQ FT |

- REMARKS:
1. PROVIDE SUFFICIENT VENTILATION TO MAINTAIN ROOF TEMPERATURES WITHIN SPECIFIED LIMITS.
  2. PROVIDE VENTILATION TO BE INSTALLED BY OTHERS.
  3. PROVIDE VENTILATION TO BE INSTALLED BY OTHERS.
  4. PROVIDE VENTILATION TO BE INSTALLED BY OTHERS.

SCOTT L. BAKER,  
ARCHITECT, INC.



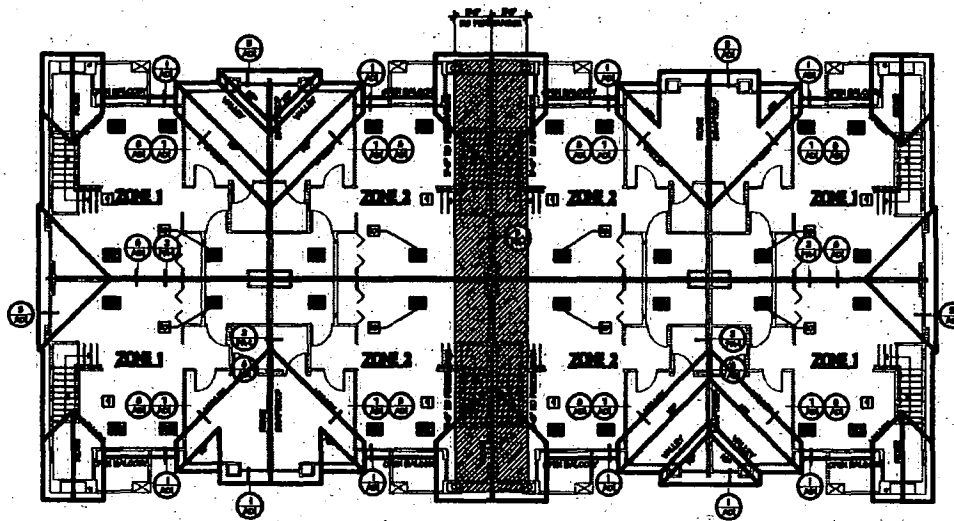
Ovation  
LONE MOUNTAIN PROJECT  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

|             |                |
|-------------|----------------|
| DATE        | 1-22-04        |
| BY          | SCOTT L. BAKER |
| CHECKED BY  | SCOTT L. BAKER |
| APPROVED BY | SCOTT L. BAKER |

|             |                |
|-------------|----------------|
| DATE        | 1-22-04        |
| BY          | SCOTT L. BAKER |
| CHECKED BY  | SCOTT L. BAKER |
| APPROVED BY | SCOTT L. BAKER |

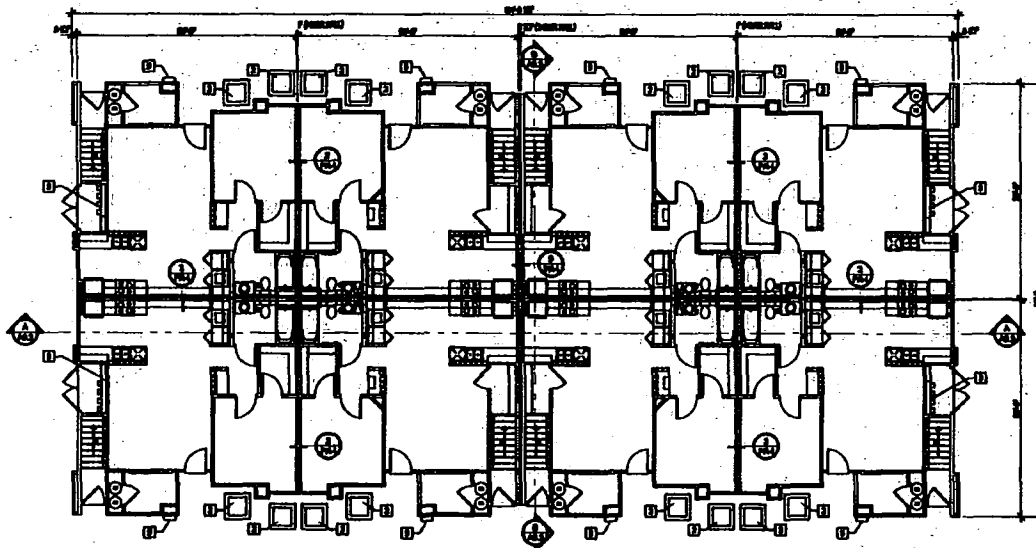
BUILDING 1A-C  
ROOF PLAN & FLOOR PLAN  
A1.1c  
OF

**1-22-04 PC**



**BUILDING 1B - ROOF PLAN**

SCALE: 1" = 1'



**BUILDING 1B - FLOOR PLAN**

SCALE: 15-14

## KEY NOTES

[illegible]

**GENERAL NOTES:**

- [illegible]

## ATTIC VENTILATION

[illegible]

## REMARKS

1. PREVIOUS EMPLOYERS AND EMPLOYERS NOT AFFILIATED  
WITH THE UNITED STATES GOVERNMENT
2. ADDRESS FOR THE PRESENT OF CHIEF
- A. THE NAME OF THE FATHER, LAST NAME THE NAME  
OF THE MOTHER
4. IF BASED AT ALL, EMPLOYER OFFICIAL, EMPLOYER'S  
OFFICE, CITY

**SCOTT L BAKER,  
ARCHITECT, INC.**

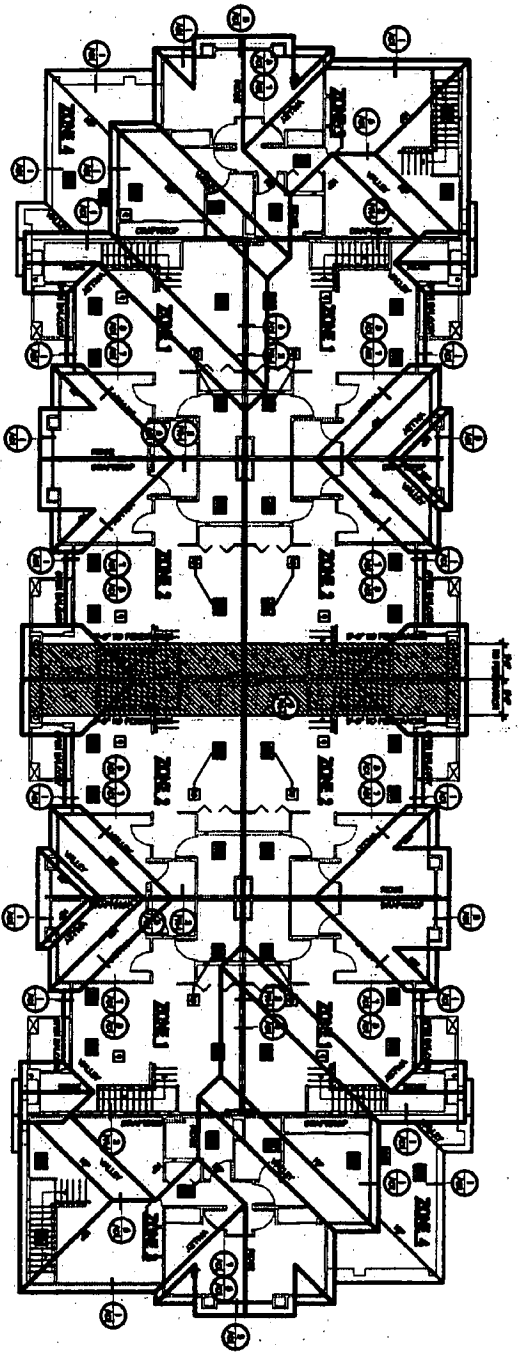
**OVATION**  
LONE MOUNTAIN PROJECT  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

[illegible]

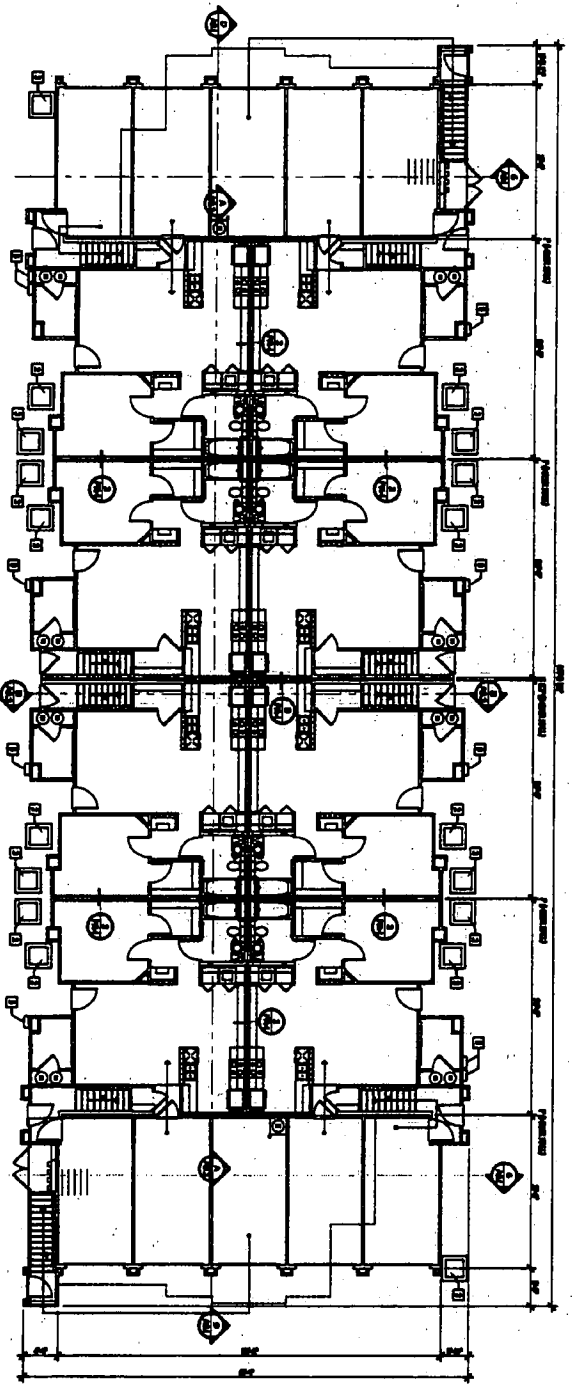
**THE**

**BUILDING IS  
FLOOR PLAN  
& ROOF PLAN**  
**A1.2a**  
\_\_\_\_\_ OF \_\_\_\_\_

SDR-3490  
1-22-04 PC



BUILDING 1B-D - ROOF PLAN



BUILDING 1B-D - FLOOR PLAN

KEY NOTES

|                                                                                                       |
|-------------------------------------------------------------------------------------------------------|
| 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. |
| 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.        |
| 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.                                       |
| 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.                                       |
| 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.                                       |
| 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.                                       |
| 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.                                       |
| 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.                                       |
| 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.                                       |
| 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.                                      |

GENERAL NOTES

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9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ATTIC VENTILATION

| NO. | DESCRIPTION | QUANTITY | UNIT    |
|-----|-------------|----------|---------|
| 1   | 1.0000      | 1.0000   | 1.0000  |
| 2   | 2.0000      | 2.0000   | 2.0000  |
| 3   | 3.0000      | 3.0000   | 3.0000  |
| 4   | 4.0000      | 4.0000   | 4.0000  |
| 5   | 5.0000      | 5.0000   | 5.0000  |
| 6   | 6.0000      | 6.0000   | 6.0000  |
| 7   | 7.0000      | 7.0000   | 7.0000  |
| 8   | 8.0000      | 8.0000   | 8.0000  |
| 9   | 9.0000      | 9.0000   | 9.0000  |
| 10  | 10.0000     | 10.0000  | 10.0000 |

REMARKS

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10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**Ovation**  
LONE MOUNTAIN PROJECT  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

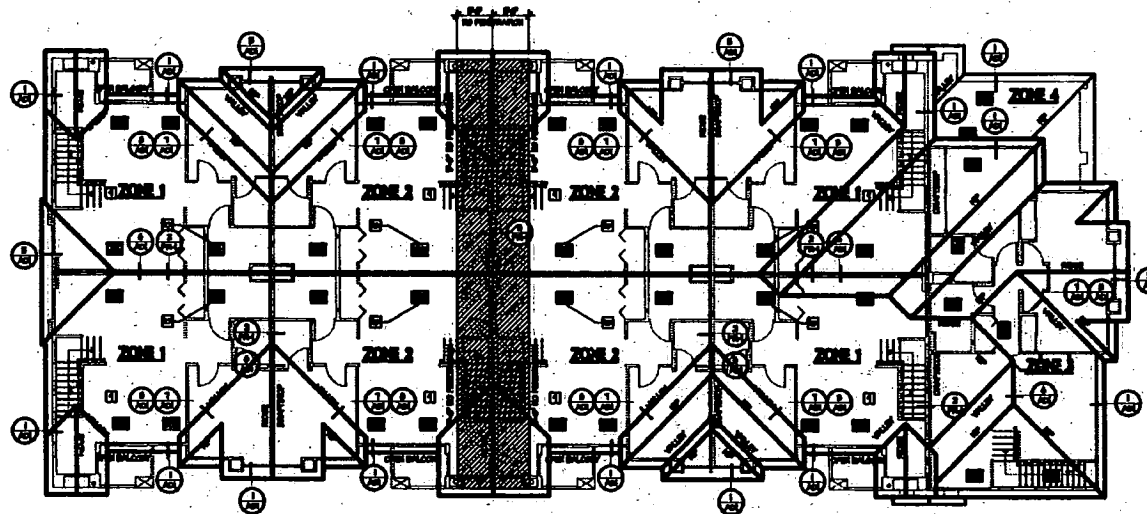


**SCOTT L. BAKER,**  
ARCHITECT, INC.

1000 S. MAIN STREET, SUITE 100  
LAS VEGAS, NEVADA 89101  
TEL: 702.735.1111  
FAX: 702.735.1112  
WWW.SLB-ARCHITECT.COM

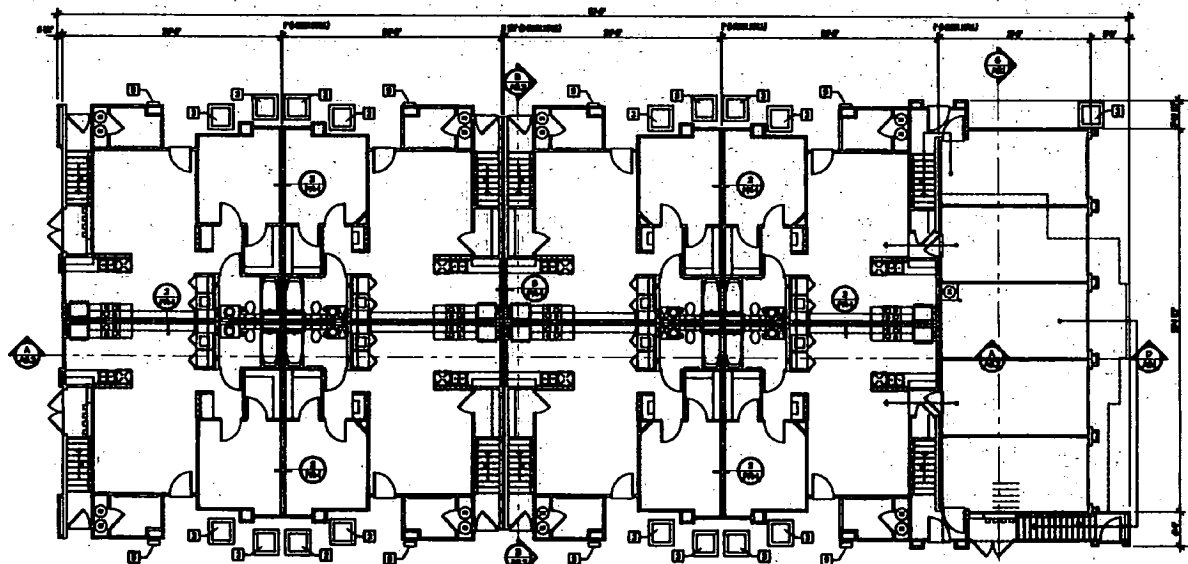
BUILDING 1B-D  
FLOOR PLAN  
A12b

**SDR-3490**  
**1-22-04 PC**



**BUILDING 1B-C - ROOF PLAN**

SCALE: 1" = 1'



**BUILDING 1B-C - FLOOR PLAN**

15. 15. 15.

## KEY NOTES

[illegible]

**GENERAL NOTES:**

- [illegible]

## ATTIC VENTILATION

[illegible]

## REMARKS

1. FURNISH EMPLOYERS WITH INFORMATION AND ADVISORY SERVICES FOR EMPLOYMENT OPPORTUNITIES
2. CONDUCT TALENT SEARCH BY GROUP
3. TALENT SEARCH TO BE IN A GROUP, NOT INDIVIDUAL TALENT SEARCH
4. BY GROUP AT ALL EMPLOYMENT OPPORTUNITIES, EMPLOYMENT OPPORTUNITIES

**SCOTT L. BAKER,  
ARCHITECT, INC.**



**OVATION**  
**LONE MOUNTAIN PROJECT**  
**RANCHO AND LONE MOUNTAIN**  
**CLARK COUNTY, NEVADA**

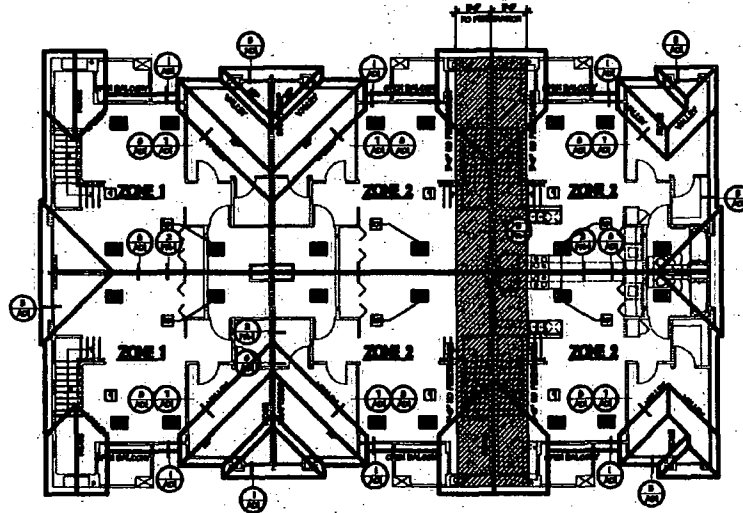
THE ASSOCIATION  
OF  
THE  
UNITED STATES  
OF AMERICA  
OF  
THE  
UNITED STATES  
OF AMERICA

**BUILDING B-C  
FLOOR PLAN  
& ROOF PLAN**

**A12c**

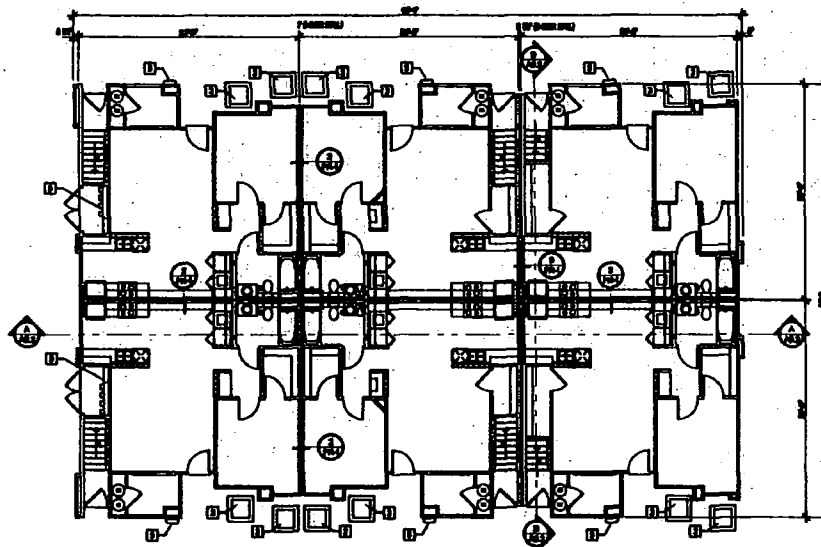
**OF**

**1-22-04 PC**



**BUILDING 1B-B - ROOF PLAN**

SCALE: 15" = 1'-0"



**BUILDING 1B-B - FLOOR PLAN**

SA' M.E. 13° = 1'40"

## KEY NOTES

(b) [REDACTED]

**GENERAL NOTES:**

- [illegible]

## ATTIC VENTILATION

| DATE | AMOUNT PAID | CHECK NO.             | BANK OF AMERICA            |
|------|-------------|-----------------------|----------------------------|
| 1    | \$100.00    | 1000 / 1000 = 1000.00 | 1000.00 + 100.00 = 1100.00 |
| 2    | \$100.00    | 1000 / 1000 = 1000.00 | 1100.00 + 100.00 = 1200.00 |
|      |             |                       | 1200.00 + 100.00 = 1300.00 |
|      |             |                       | 1300.00 + 100.00 = 1400.00 |
|      |             |                       | 1400.00 + 100.00 = 1500.00 |
|      |             |                       | 1500.00 + 100.00 = 1600.00 |
|      |             |                       | 1600.00 + 100.00 = 1700.00 |
|      |             |                       | 1700.00 + 100.00 = 1800.00 |
|      |             |                       | 1800.00 + 100.00 = 1900.00 |
|      |             |                       | 1900.00 + 100.00 = 2000.00 |

## REMARKS

1. PURPOSE OF THE AGENCY IN THE PRESENT CASE  
2. CONCISE STATEMENT OF FACTS  
3. THE ISSUE TO BE DECIDED BY THE COURT  
4. THE REASON FOR THE DECISION  
5. THE RESULT OF THE DECISION  
6. THE REASON FOR THE RESULT

**SCOTT L. BAKER,  
ARCHITECT, INC.**



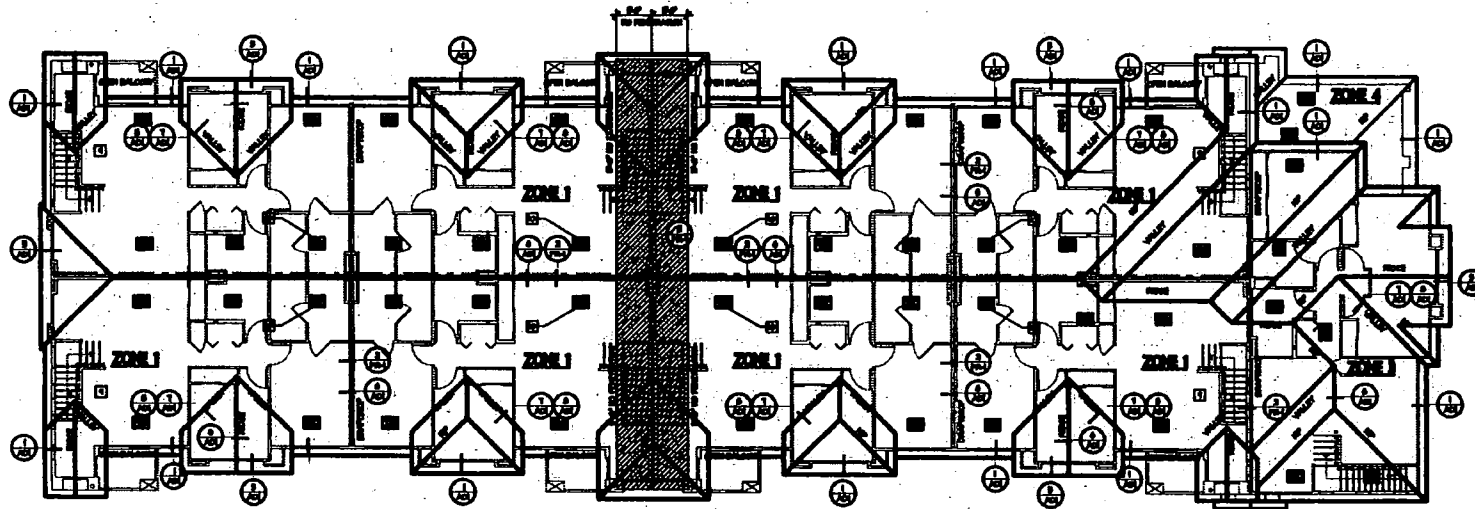
**Ovation**  
Lone Mountain Project  
Ranchos and Lone Mountain  
Clark County, Nevada

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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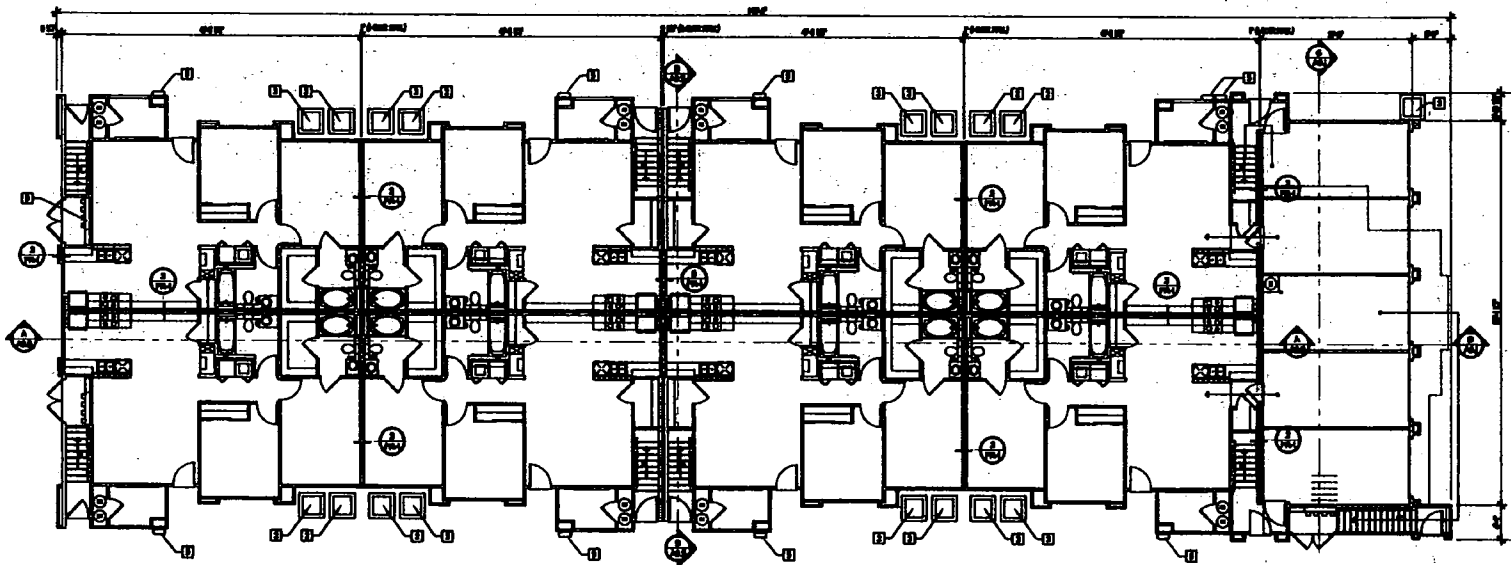
**BUILDING 2-3  
FLOOR PLAN  
& ROOF PLAN**  
**A1.2d**  
OF

1-22-04 PC



**BUILDING 2A-C - ROOF PLAN**

SCALE: 1" = 10'



**BUILDING 2A-C - FLOOR PLAN**

SCALE: 1" = 1"

## KEY NOTES

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**GENERAL NOTES:**

- [illegible]

## ATTIC VENTILATION

| QUESTION     | ANSWER                       | EXPLANATION                       | REFERENCE                         |
|--------------|------------------------------|-----------------------------------|-----------------------------------|
| 1. 5000 GPF. | 5000 GPF. / 2000 = 2500 GPF. | 5000 GPF. - 2500 GPF. = 2500 GPF. | 2500 GPF. + 2500 GPF. = 5000 GPF. |
| 2. 5000 GPF. | 5000 GPF. / 2000 = 2500 GPF. | 5000 GPF. - 2500 GPF. = 2500 GPF. | 2500 GPF. + 2500 GPF. = 5000 GPF. |
| 3. 5000 GPF. | 5000 GPF. / 2000 = 2500 GPF. | 5000 GPF. - 2500 GPF. = 2500 GPF. | 2500 GPF. + 2500 GPF. = 5000 GPF. |
| 4. 5000 GPF. | 5000 GPF. / 2000 = 2500 GPF. | 5000 GPF. - 2500 GPF. = 2500 GPF. | 2500 GPF. + 2500 GPF. = 5000 GPF. |
|              |                              |                                   |                                   |
|              |                              |                                   |                                   |
|              |                              |                                   |                                   |
|              |                              |                                   |                                   |

## REMARKS

1. FURNISH TO BUREAU JUNE 15 UNCLASSIFIED COPY APPLICATION  
FBI/DOJ/STATE/DEFENSE/INTELLIGENCE
2. CONSIDER FILE TO BE SELECTED BY USER
3. FILE NUMBER TO BE FILED OVER LAWFUL FILE NO. OF  
OF THE BUREAU AREA
4. IF BUREAU IS ALL UNCLASSIFIED/OPEN, RECLASSIFY

**SCOTT L. BAKER,  
ARCHITECT, INC.**

**OVATION**  
LONE MOUNTAIN PROJECT  
BRANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

[illegible]

**BUILDING 2A-C  
FLOOR PLAN  
& ROOF PLAN**  
**A1.3a**  
\_\_\_\_\_ OF \_\_\_\_\_

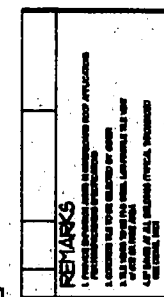
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**THE AIRCRAFT**

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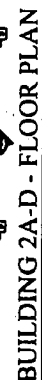
**BUILDING 2A-D  
FLOOR PLAN  
& ROOF PLAN**

**A1.3b**

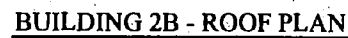


| ATTIC VENTILATION |                |                                    | VENT. REQUIREMENTS (sq. ft.)       |
|-------------------|----------------|------------------------------------|------------------------------------|
| AREA (sq. ft.)    | AREA (sq. ft.) | AREA (sq. ft.)                     | VENT. REQUIREMENTS (sq. ft.)       |
| 1                 | 1000 sq. ft.   | 1000 sq. ft. / 1000 = 1000 sq. ft. | 1000 sq. ft. / 1000 = 1000 sq. ft. |
| 2                 | 1000 sq. ft.   | 1000 sq. ft. / 1000 = 1000 sq. ft. | 1000 sq. ft. / 1000 = 1000 sq. ft. |
| 3                 | 1000 sq. ft.   | 1000 sq. ft. / 1000 = 1000 sq. ft. | 1000 sq. ft. / 1000 = 1000 sq. ft. |
| 4                 | 1000 sq. ft.   | 1000 sq. ft. / 1000 = 1000 sq. ft. | 1000 sq. ft. / 1000 = 1000 sq. ft. |

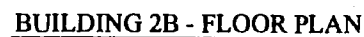
**BUILDING 2A-D - ROOF PLAN**



**1-22-04 PC**



SCALE: 1" = 1 mi



SCALE: 1K = 150

[illegible][illegible][illegible]

**OVATION**  
**LONE MOUNTAIN PROJECT**  
**RANCHO AND LONE MOUNTAIN**  
**CLARK COUNTY, NEVADA**

[illegible]

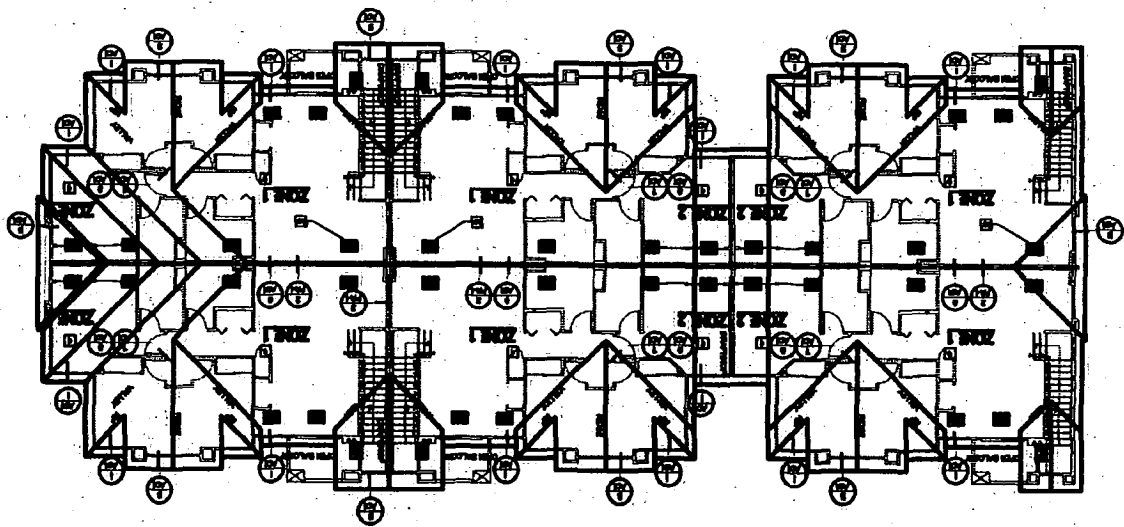
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**BUILDING 28  
FLOOR PLAN  
& ROOF PLAN**

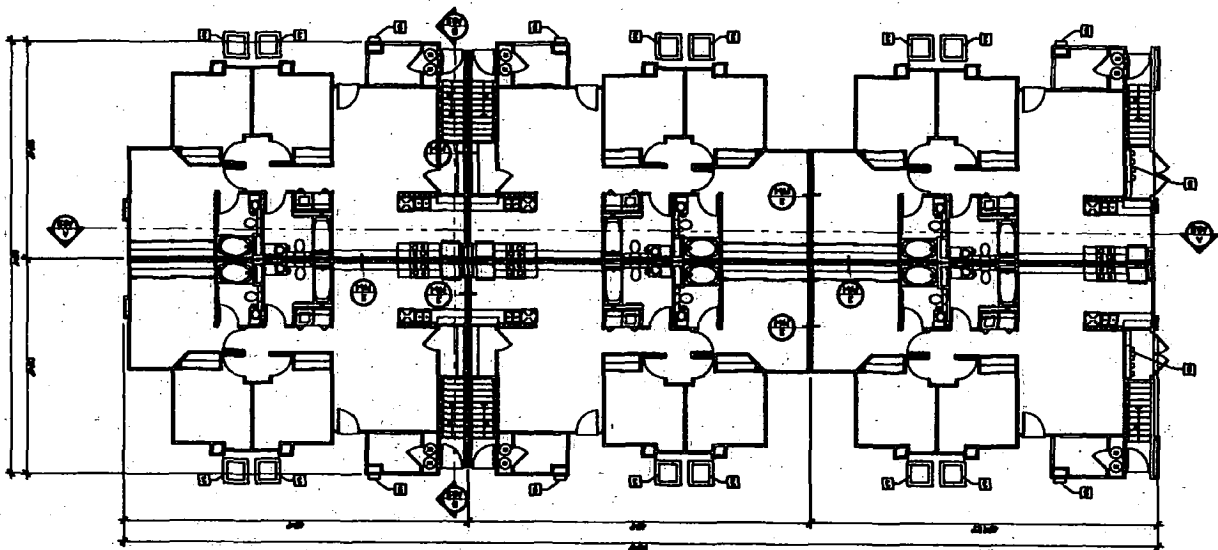
**A1.4**

OF

SDR 3490



BUILDING 3A-12 - ROOF PLAN



BUILDING 3A-12 - FLOOR PLAN

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KEY NOTES

# Ovation

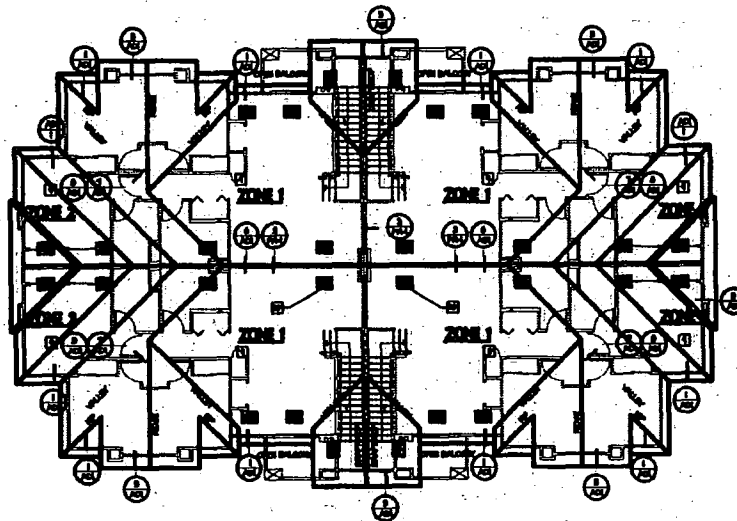
**SCOTT L. BAKER,  
ARCHITECT, INC.**

**A15a**  
**FLOOR PLAN**  
**& ROOF PLAN**

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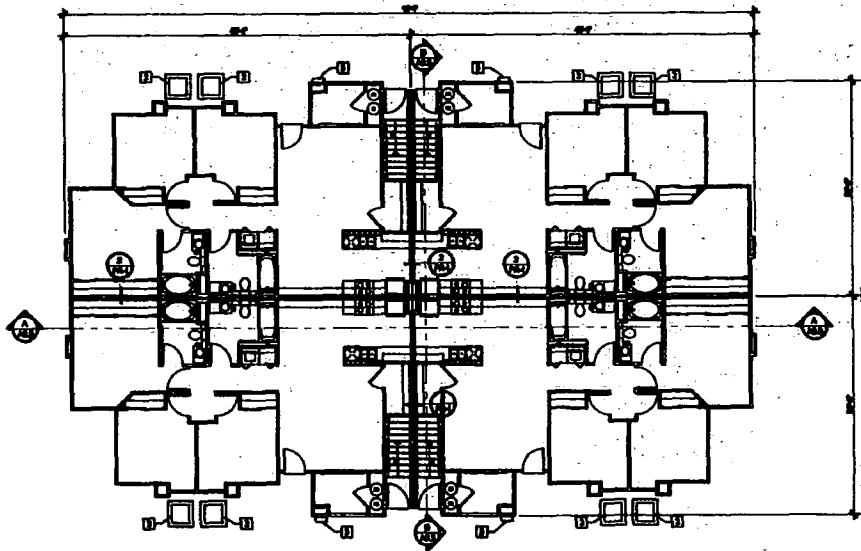
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**SDR-3490**  
**1-22-04 PC**



**BUILDING 3A-8 - ROOF PLAN**

SCALE: 1" = 1'



**BUILDING 3A-8 - FLOOR PLAN**

SC.M. 1.8 = 1.8

## KEY NOTES

[REDACTED]

**GENERAL NOTES:**

- [illegible]

## ATTIC VENTILATION

| Index | Index-Index | Index-Index-Index          | Index-Index-Index-Index    |
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## REMARKS

1. PURPOSE OF THE CASE AND THE REASON FOR THE APPEAL
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3. THE FACTS OF THE CASE AND THE REASON FOR THE APPEAL
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**SCOTT L. BAKER,  
ARCHITECT, INC.**

**OVATION**  
LONE MOUNTAIN PROJECT  
RANCHO AND LONE MOUNTAIN  
CLARK COUNTY, NEVADA

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**WILLIAMSON & SONS**

**BLDG 3A-B  
FLOOR PLAN  
& ROOF PLAN**

**A1.5b**

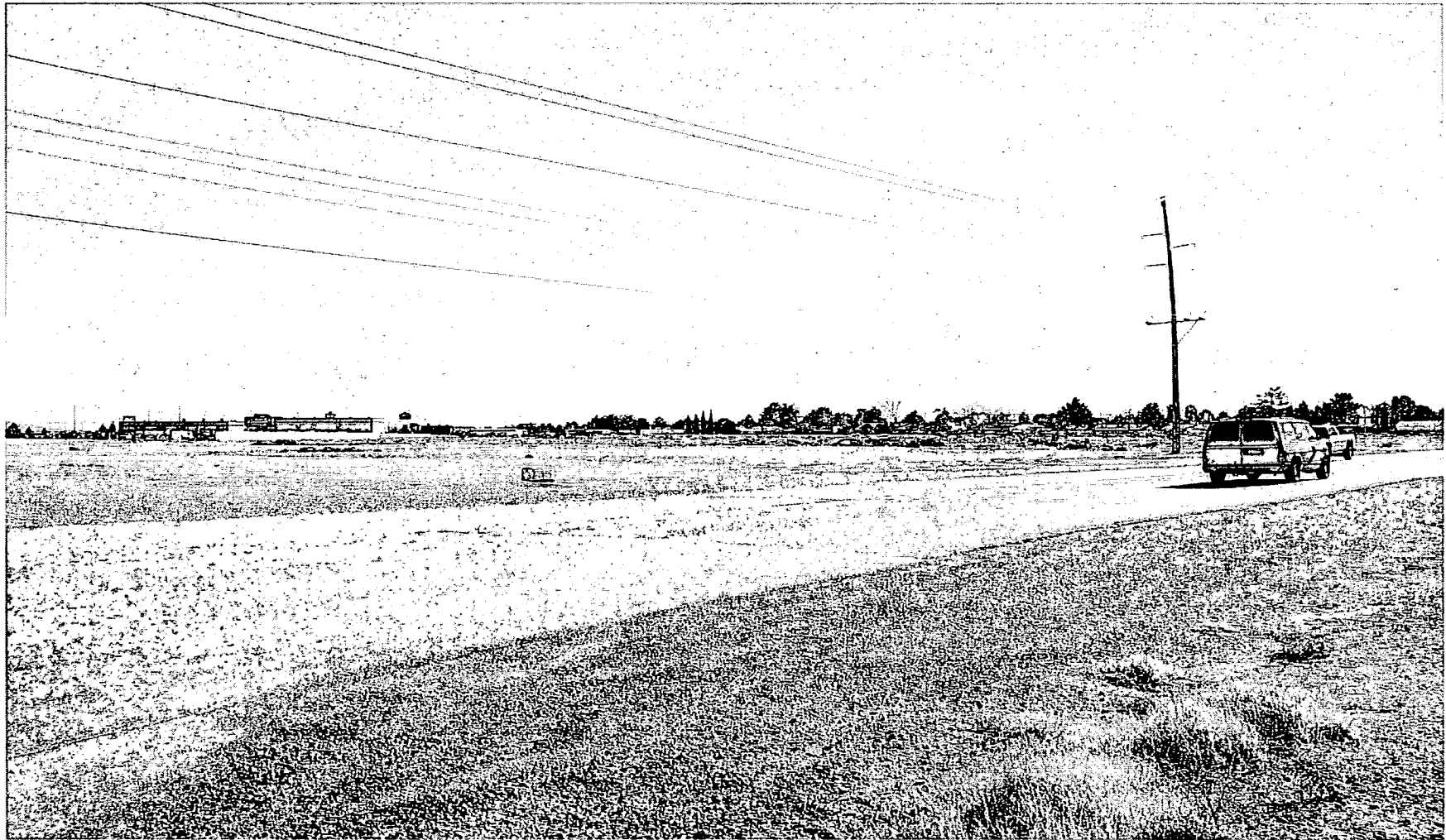
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**1-22-04 PC**



REC. BUILDING  
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SHEET OF





SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.  
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD  
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



**SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.  
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD  
JANUARY 22, 2004 PLANNING COMMISSION**

**1/2/04**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**

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**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 1020 Hassett Avenue, DB 4550 E. Washington Avenue, DB 1013 Ingraham Street, DB 510 W. McWilliams Avenue, SUP-3542 – 3/03/2004 AGENDA**

*City of Las Vegas*

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEBUS** ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**ADDENDUM:**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**

**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:**

ROBERT EAGLE, 4686 Balsam Street, expressed his disappointment with the Council's action and the unlevel playing field that the citizens deal with. The Rancho rezoning representatives held meetings but there was no compromise or alternatives. The process is wrong. What does it take to get the Council to protect the citizens? He did meet with COUNCILMAN MACK but the outcome was still unlevel and unfair to the citizens.

(6:03 – 6:05)

**6-672**

DOROTHY BARNES, Las Vegas resident, described the problems with her planned demonstration at City Hall. This brings back the memory of how black people did not have rights in the past. She did nothing to the people of this City and would prefer to be an asset, but she has the experience and training to protect herself and her civil rights. Some of the people hurting her may do it because they are greedy or in need, but that does not justify their actions against her. They have not followed the Golden Rule.

(6:05 – 6:08)

**6-749**

STEVEN "CAPTAIN TRUTH" DEMPSEY submitted an issue of Gaming Today with an article by David Stratton regarding corruption in government and encouraged MR. ROSE to contact him at his office. He cited several articles indicating that COUNCILWOMAN MONCRIEF is facing eminent indictment for ethical violations. People are proving they care about accountability and everyone is watching. When a political system gets out of control, it leads to dictatorship. The premise of America is that it is a nation of laws, not men. He reiterated past comments about the Council not acting against the Crazy Horse II. Several people commented on how much the vote on that rezoning item along Rancho cost.

(6:08 – 6:12)

**6-859**

JACKIE REELEY, 4722 Balsam Street, thanked the Council for ruining her life and stressed her belief that the outcome was determined by payoffs. The only one that cared about people was COUNCILWOMAN MONCRIEF. She stated Council action will result in the area citizens not sleeping well for the rest of their lives.

(6:12 – 6:13)

**6-998**

# City of Las Vegas

## CITY COUNCIL MEETING OF FEBRUARY 18, 2004 Citizens Participation

### **MINUTES – Continued:**

TODD DONNELLY, 6644 Painted Desert Drive, cited the Council denial of an apartment complex in Ward 4 two years ago and that that land is being developed as single-family homes by KB Home. He advised COUNCILWOMAN MONCRIEF that he will sell his home and move to Ward 1 and thanked her for her honest support.

(6:13 – 6:14)

6-1024

TOM McGOWAN, a Las Vegas resident, submitted a written statement and discussed Consent Item 3, approved in the single consent motion, involving CenterStaging in Ward 5. Neither that corporation nor its attorney responded to repeated requests for details of production, facilities, equipment, services, etc. Based on that failure, he recommended that the Council revisit and deny the item with prejudice. He pointed out that the meeting was out-of-order due to interpersonal conversations of staff and members of Council during citizens participation. Future variance from that protocol will result in a complaint being made to force the Council to be accountable and answerable. Habits can be changed.

(6:14 – 6:17)

6-1053

TODD FARLOW, 240 N. 19<sup>th</sup> Street, asked to make a recommendation for employee of the month for all those who maintain the City vehicles. Every piece of equipment appears to be in top condition. Those mechanics deserve recognition and a big thank you.

(6:17 – 6:18)

6-1159

ALMA RAMIREZ, 240 N. 19<sup>th</sup> Street, protested the civil rights violations and abuses by DIRECTOR TOMMY THOMPSON of Social Services, GOVERNOR KENNY C. GUINN, Federal Bureau of Investigation, Civil Rights Commission, Nevada Equal Rights Commission, DIRECTOR MRS. BAILEY, the Mexican Consulate, PRESIDENTE VINCENTE FOX of the Republica Mexico and PRESIDENT BUSH and family. There is unequal protection and access, discrimination and disparity of socio-economic status of the Mexicans and Latinos. She outlined overlapping City and County issues and the responsibilities of those entities. She is working to eliminate job discrimination, availability to housing and services. She called those charged to provide these services at the County malicious and predatory. Specifically this includes DIRECTOR DARRELL MARTIN and Social Workers HEATHER CANDLE, CAROLYN ZERKEL, BOBBY GORDON and SUSAN YANOVA. The shelters are unsafe with pilfering, misdirection of funding and payoffs of lawsuits, and it is impossible for the homeless to get to job sites. The City Marshals act as Nazis, forcing the elderly resting at the Downtown Transportation Center to leave, attacking them, dehumanizing them and mocking them. The Marshals include MARTIN MARSHAL and SUPERVISOR ROBERT O'LSKY. She is going to recommend people in Los Angeles not come to Las Vegas.

# *City of Las Vegas*

CITY COUNCIL MEETING OF FEBRUARY 18, 2004  
Citizens Participation

**MINUTES – Continued:**

COUNCILWOMAN McDONALD responded that as a Trustee of Catholic Charities of Southern Nevada, the representations were inaccurate and inappropriate. The comments about misappropriation of funds was wrong. MS. RAMIREZ replied that she was there and was speaking for those who cannot attend the meeting.

(6:18 – 6:19)

6-1199

**MEETING ADJOURNED AT 6:19 P.M.**

# Study: Vegas visitors spending less \$\$\$

BY DAVID STRATTON

While gaming operators might be optimistic over the latest gaming revenue and tourism figures, the newly-released Las Vegas Visitor Profile Study indicates tourists are spending less money, both in and out of the casinos.

According to the Visitor Profile, the average tourist last year spent \$780.53 for food, gambling, shows and shopping, down 5.4 percent from the previous year's average of \$825.54 and a whopping 20.7 percent less than an all-time

high of \$984.94 spent in 2000.

The largest declines were in the average tourist's gambling budget, but he spent less in all travel categories, including food, shopping and entertainment.

Noteworthy is the average tourist's shopping budget of

\$80.18, the lowest level in more than five years.

Many tourism officials as well as casino operators have sloughed off tourists' penchant for gambling less by citing greater interest in shopping, especially high end shopping. But

the statistics don't reflect that line of thinking.

Moreover, the food and drink budget of \$182.59 is a four-year low, and down 14.3 percent from a high of \$213.17 in 2001.

Released by the Las Vegas Please see Visitor profile p3

# GamingToday

An Official G2E Show Publication

February 17 - February 23, 2004 • Vol. 29 No. 8 • \$1.95 • Oldest Gaming Newspaper in U.S.A. Founded 1976 • Las Vegas • www.gamingtoday.com

## VIDEO POKER



p8

**How random is the deal?**

## WINNING POKER



p10

**Players have shot at the champ**

## RACE & SPORTS



p24

**Yankees land another big fish!**

**More / More / More**

- ✓ Hilton debuts timeshares p2
- ✓ Vegas plans centennial bash p3
- ✓ Missouri boats help earnings p7
- ✓ Harrah's plans RI casino p7



**CANNERY DEALER** Armando Gonzalez watches Dennis Vanosdall toss dice high into the air.

# Island craps!

**Try playing dice like a Hawaiian**

BY DALE S. YEAZEL

In a few weeks, the California Hotel and Casino will host its annual Golden Arm Renunion, which brings together celebrated craps players who have accomplished dice runs of more than one hour at the Cal craps tables.

The exclusive group, which boasts nearly 200 members, began in 1989, when the late Stanley Fujitake from Hawaii ran a Cal table, holding the dice for an astounding three hours and six minutes.

Over the years, Fujitake accomplished the feat four times, and became the first of just four members to reach "platinum" status in the club.

In honor of these dedicated craps players, I'd like to point out some of the characteristics of "Hawaiian-style" craps.

It has been my good fortune to work in casinos frequented by craps players from the 50th state, when they arrive the craps tables are the busiest that we see all year. It is always refreshing to deal to people that take the game seriously.

Please see Craps, Hawaiian style p5

# Road to the Derby starts here & now

BY DAVID STRATTON

The road to the Kentucky Derby starts here. And now.

As in previous seasons, *GamingToday* will provide intensive coverage of the Triple Crown series — as always, from a Las Vegas betting perspective.

Even though the Derby won't be run for 11 weeks, there is plenty to report, and as well as bets to be made.

"Future bets are big in Las Vegas," said Richard Saber, *GT*'s turf expert and race handicapper. "Even though it's early, now is the time to bet your futures, while you can still get attractive odds."

Finding the best odds on potential Derby contenders usually involves checking odds at local bet shops such as Bally's and the Palms, which both post long lists of Derby hopefuls.

Saber added that betting into Churchill Downs' Derby Future Pool, which concluded its first (of three) pools last weekend, doesn't offer much value.

"They only list 23 horses and the 'field,'" Saber said. "Most wise guys wouldn't bother betting into the pool because key horses are left out, the numbers aren't firm until the windows Please see Derby future bets p4

# Horseplayers in the cold, again

**STRONACH WINS, HORSEPLAYERS LOSE:** Once again, a row in the horse racing industry has ended with the horseplayers ignored and, in fact, never represented in the proceedings.

The dispute involved the Maryland Jockey Club (MJC), whose owners, the De Francis siblings, sold a majority position to Frank Stronach's Magna Entertainment Corp., and TVG, the country's largest producer of live racing on cable television.

Originally, TVG had an agreement with MJC to televise their racing and, upon the completion of the contract, asked for an extension. But because Magna has its account

Please see Heard On The Strip p6



BY CHUCK DI ROCCO

## For simulcasting, it's deja vu all over again

Can it be that more than a dozen years have passed since that controversial meeting regarding the expansion of *simulcasting* at the annual **Symposium on Racing** conducted in Tucson, by the Racing Industry Program of the University of Arizona?

As the pioneer of the simulcasting industry in Las Vegas, as well as for the entire country, we felt that we were well-qualified to address the racing industry on the status of the simulcasting business as well as what we felt would be its future.

What follows is the Jan. 5, 1991 *Sports Form* report on that gathering:



**SIMULCASTING** races has become as common as cable TV.

Recent suggestions by *Sports Form* Publisher **Chuck Di Rocco** and others that the future horseplayer may be sitting at home and using a credit card to bet horse races being shown in his living room through pay-per-view or other cable system has caused a stir among thoroughbred breeders in Kentucky.

At a recent meeting of the **Kentucky Thoroughbred Association**, an informal hand count indicated that a majority of owners and breeders attending indicated a preference for active involvement in shaping the direction and scope of a national simulcasting plan being advanced by the Thoroughbred Racing Associations.

Several horsemen in the crowd vehemently opposed the concept of any simulcasting across state lines.

"It's one thing to simulcast major events such as Grade I Triple Crown races," said one participant, "but it's another matter when widespread simulcasting of full or partial race programs from one state to another proliferates."

Critics of the home cable scenario (they *booed* Di Rocco when he made the predictions) fear such "progress" would result in fewer tracks offering live races. This in turn would result in a greatly reduced demand for thoroughbreds.

"We need to maintain locally-owned, small tracks where an average guy can race horses," said **Alfred Nuckols, Jr.**, treasurer of the Kentucky Thoroughbred Farm Managers Club.

"Expanded simulcasting could eliminate the need for many of our tracks and horses, and eliminate small people from horse ownership. What we then would create would be an elitist situation where only the very rich could own horses running at the remaining large tracks."

The subject of jobs also was prominently mentioned.

Thoroughbred racing should be viewed as part of a large, vital industry, said veteran trainer **Sam Ramer**, who emphasized that expanded simulcasting would negatively impact jobs and local and state economies.

"We are not just a gaming industry," he said. "We need to preserve racing as a beautiful sport, as a celebration of the horse. If all we offer is gambling, then we can't compete with bingo or the lottery."

**Robert Levy**, representing the TRA, said his organization was seeking to make simulcasting something "the industry controls rather than have it develop in a haphazard manner that prevents its use to the maximum benefit of the sport."

"We do not want to usurp anyone's position in the decision process, but only to create a framework within which each race locale can survive and grow. That's why we're seeking input from all segments of racing."

At the recent Symposium, Di Rocco prophesied that cable television, particularly, pay-per-view television, would be the vehicle used in the future to bring thoroughbred racing to the fans.

(It's now 2004 and as every racetrack operator in America knows, without simulcasting revenues, their tracks were be closed. Also, without cable or pay-per-view, there would be no TVG or Youbet.com etc. Editor)

## LV plans b-day bash

BY GT STAFF

Las Vegas officials on Monday announced plans for the city's 100<sup>th</sup> birthday bash that would last throughout 2005.

Las Vegas, known for its colorful history, over-the-top image and reputation, has created great

anticipation for its upcoming Centennial Celebration.

Key business and community leaders are currently working on the Centennial Celebration Committee to plan a series of one-of-a-kind events for the community and the city's nearly 36 million

yearly visitors, commencing January 1, 2005.

"Las Vegas is like no other city in the world and when we commemorate our birthday it will be a blockbuster," said Las Vegas Oscar Goodman. "Through our Please see Las Vegas centennial p6

## Visitor profile

Continued from p1

Convention & Visitors Authority, the Visitor Profile tracks key tourism trends from year-to-year, based on extensive polling and interviews conducted throughout the year.

Other trends that are worth noting include:

- Fewer travelers are visiting downtown: Only 46 percent said they visited downtown Vegas, nearly a quarter less than the 60 percent who visited downtown five years ago.

- First-time visitors to Las Vegas reached a five-year low, 18 percent, versus 26 percent in 1999.

- More visitors are playing slots: 64 percent said they preferred slots, up significantly from 56 percent last year and 53 percent in 2001.

- Conversely, fewer visitors said they play video poker: 9 percent in 2003, down from 12 percent in both 1999 and 2000, and 17

percent in 2001 and 2002.

- Visitors continue to be middle-aged Americans: 74 percent said they were over 40 years old, up

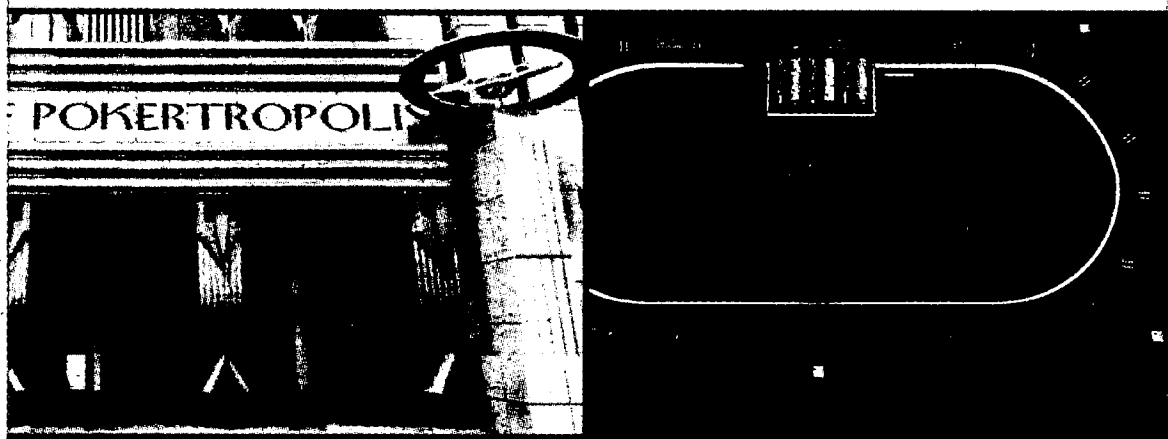
from 67 percent in 2001 and 2002; and the average age of 50.1 years was up from 48.2 and 47.6 the previous two years, respectively.

### LAS VEGAS VISITOR EXPENSES

|                | 1999     | 2000     | 2001     | 2002     | 2003     |
|----------------|----------|----------|----------|----------|----------|
| Food and Drink | \$170.76 | \$187.32 | \$213.17 | \$193.92 | \$182.59 |
| Shopping       | \$87.94  | \$94.00  | \$106.75 | \$83.53  | \$80.18  |
| Shows          | \$33.84  | \$38.39  | \$45.54  | \$44.79  | \$37.82  |
| Gambling       | \$559.16 | \$665.23 | \$607.27 | \$503.30 | \$479.94 |
| Total          | \$851.70 | \$984.94 | \$972.73 | \$825.54 | \$780.53 |



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TM/LAS CVC LMTG. [IP, WED. 18 FEB. '04 (CVC CHRD) (MAY 0/6)

CITIZEN'S  
PARTICIPATION

TOM MCGOWAN. LAS VEGAS RESIDENT.

.. (1 1/2 min) ..

1. ALL ITEMS ON THE CONSIST AGENDA ARE APPROVED BY A SINGLE MOTION AND VOTE ACTION. ITEM #3, WHICH YOU APPROVED, CONCERN THE CENTERSTAGING LAS VEGAS INC. DEVELOPMENT, IN WARD 5. TO DATE, NEITHER CENTERSTAGING, NOR THEIR ATTORNEY, ROSS GOODMAN, HAVE RESPONDED TO MY PREVIOUSLY AND REPEATEDLY SUBMITTED REQUESTS FOR DETAILS OF THEIR PRODUCTION ASSISTANCE FACILITIES, PREMISES, EQUIPMENT INVENTORY, SERVICES, AVAILABILITY AND RATE SHEETS. THEREFORE, I RECOMMEND AND REQUEST YOU RE-VISIT TODAY'S ITEM #3, AND DENY THE APPLICANT'S REQUEST, WITH PREJUDICE, ~ BECAUSE THE APPLICANT'S NON-RESPONSIVENESS TO INTERESTED PUBLIC QUERY IMPEDES THE PREPRODUCTION PLANNING AND DEVELOPMENT REQUISITE TO TIMELY PRODUCTION, MARKETING AND DISTRIBUTION OF LOCAL INDEPENDENT PRODUCTION PERTINENT TO THE LAS VEGAS CENTENNIAL CELEBRATION.

2. ON ANOTHER MATTER: ~ CITIZEN'S PARTICIPATION IS A PART OF THE RESPECTIVE OFFICIAL PUBLIC MEETINGS, ~ IT TAKES PLACE PRIOR TO ADJOURNMENT, AND DOES NOT CONSTITUTE A 'SEPARATE AND DISCRETE' MEETING, BUT SHOULD BE ENLIGHTENED AS SEQUENTIALLY-ORDERED, AND MERITS THE SAME WEIGHT AND STANDING AS ALL OTHER AGENDA ITEMS, AND SHOULD BE ALLOWED TO TAKE PLACE UNDISTRACTED BY OFF-THE-RECORD INTERPERSONAL CONVERSATIONS BETWEEN STAFF OR COUNCIL MEMBERS, IN THE GENUINE BEST INTEREST OF PUBLIC GOVERNMENT OF, BY AND FOR THE PEOPLE, IN ACCORDANCE WITH CONSTITUTIONAL AND STATUTORY LAW.

ANY ~~OTHER~~ FUTURE VARIANCE FROM THAT RECOMMENDATION OF LAWFUL AND ORDERLY PROCESS WILL SERVE INVOCATIVE OF THE FILING OF COMPLAINTS IN THE FORUMS OF COMPETENT JURISDICTION.

3. IN SUM OF REMINDER: - PUBLIC CENSORSHIP IS THE FIRST SIGN OF 'DICTATORSHIP', ~ AND THIS LOCAL PUBLIC WILL NOT ALLOW 'DICTATORSHIP', AT ANY JURISDICTIONAL LEVEL.

THANK YOU. (Submitted for inclusion in today's meeting minutes)

Submitted at City Council

Date 2/18/04 Item C-P